



101071 Township Road 740
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2288282



\$599,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,518 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Gravel Driveway, Off Street, Plug-In, RV Access/Parking		
Lot Size:	12.33 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Pasture, Private, See Remarks		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	35-73-10-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Closet Organizers, See Remarks, Tankless Hot Water		

Inclusions: Call Seller Directly

Private 12.33-acre acreage with heated 40x60 shop, home, and livestock setup — minutes from Valhalla Centre Located just 5 minutes southwest of Valhalla Centre, this quiet property offers true privacy with no close neighbours, while still being only 5 km from pavement. Easy access to Grande Prairie (45 minutes) and Beaverlodge (15 minutes). Spring Lake Campground is only 20 minutes away, which offers Ski Hill in the winter months and horse/walking trails, fishing, and camping in the summer time. Home Well-kept 2004 modular home, 1,520 sq ft: 3 bedrooms, 2 bathrooms Updated primary bathroom Wood stove plus natural gas heating Tankless water heater (installed 2023) Shop Ideal for mechanics, trades, trucking, or serious hobby use. Approx. 40 ft x 60 ft heated shop with 16 ft interior walls: Heated concrete floor Natural gas or waste-oil heat (very low operating cost) Mezzanine storage area 12,000-lb two-post hoist included Pallet racking shelving Water service to the shop Frost-free hydrant nearby Land & Outbuildings Currently set up for livestock: Fenced pasture suitable for horses, sheep, goats, chickens, etc. Three lean-to shelters Two 20 x 30 ft canvas storage buildings (hay/equipment) Garden shed Utilities Water well producing approx. 6 GPM 200-amp electrical service (100A to house, 100A to shop) Natural gas to both the house and the shop Water plumbed to the shop and animal hydrant Extras Tractors and hay equipment may also be available separately, including discbine, baler, and rake — everything needed for small-scale hay production.