



**GRASSROOTS**  
REALTY GROUP

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16, 53054 Township Road 712  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2305652



**\$639,900**

<b>Division:</b>	Windwood Lane		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,889 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	5.88 Acres		
<b>Lot Feat:</b>	Front Yard, Private, Treed		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	16-17-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** NA

Located just minutes from Grande Prairie and outside city limits, this acreage offers the perfect balance of space, privacy, and convenience. Set on just under 6 acres, the property is partially cleared and partially treed, creating a peaceful setting with plenty of room to enjoy the outdoors. Whether you're looking for space for a hobby farm, room to grow, or simply more breathing room, this property offers a range of possibilities. This home offers a bright and functional layout with 3 bedrooms, 2 full bathrooms, and a versatile bonus room, providing flexibility for a variety of living needs. Large windows throughout bring in an abundance of natural light, creating a warm and inviting feel. The main living areas are open and comfortable, with easy access to the expansive deck through both a sliding glass door off the dining area and an additional entry point, making it ideal for enjoying the surrounding landscape or entertaining. The primary bedroom includes its own full ensuite, while the remaining bedrooms offer comfortable space. Outside, the property continues to impress with its mix of open space and mature trees, offering privacy and flexibility for a variety of uses. A great opportunity to enjoy acreage living just a short drive from the city.