



90003 HWY 672
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2305947



\$999,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,101 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	13.60 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-73-9-W6
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Pantry		

Inclusions: PLAYHOUSE, AC UNIT, GARAGE HEATER, GREENHOUSE, PLAYCENTER SWINGS

13.6 treed private acres zoned AG on pavement just 29 minutes from GP Costco featuring a custom 3100 sqft 5 bed 3.5 bath home plus a 34' x 50' heated shop with large gravel parking area and second driveway! This well-built 2003 home offers spacious country living with over 3,100 sqft above grade plus a fully finished walkout basement, including 5 bedrooms, an office, two living rooms, cold room, main floor laundry, central A/C, wood fireplace and basement wood stove, along with a country-style chef's kitchen complete with Corian solid surface counters and double dishwashers. Upstairs features 3 roomy bedrooms and 2 bathrooms including the master with a larger walk through closet and an amazing ensuite with double sinks, a soaker tub and separate shower. The finished basement has a walk out entrance, tv room, rec room, 2 bedrooms, a full bathroom with jet tub and shower and a cold room and extra storage. Enjoy the outdoors from the back deck, front covered deck, or lower concrete patio, all surrounded by mature trees planted for exceptional privacy and wind protection. The attached heated 31' x 26' garage adds convenience, while the impressive 34' x 50' heated shop features in-floor heat, a 14' door, storage mezzanine, and bathroom rough-in—ideal for running a small business or storing equipment and toys. A large, well-packed 1+ acre gravel yard with separate access provides excellent space for trucks, trailers, or machinery, previously used for farm equipment and grain bins. The property also includes a strong 9 GPM well with RO system, simple septic setup, beautifully landscaped yard with retaining walls, greenhouse, playhouse, and dugout watering system. Subdivision is approved and awaiting title, making this a rare opportunity for northern Alberta buyers seeking privacy,

functionality, and business potential all in one turnkey acreage. Please click on the brochure link for additional acreage info or ask your agent AND CLICK ON THE 3D OR MULTI MEDIA LINK TO TAKE THE 3D TOUR.