



732081A RGE RD 94
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2316108



\$546,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,327 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1
Garage:	Additional Parking, Garage Door Opener, Quad or More Detached		
Lot Size:	13.58 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-73-9-W6
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home		

Inclusions: SHED, CABIN, OUTBUILDINGS, 8x12 greenhouse

13.5 private acres surrounded by mature trees, a massive 42' x 54' shop, 4 BED 1.5 BATH HOME, WOOD STOVE, fenced areas for animals, a productive garden spot, 8x12 greenhouse, and a brand-new septic system make this the ultimate hobby farm and country living package. Tucked away at the end of a nearly 1/2-mile private driveway, this AG-zoned property offers exceptional privacy and functionality with two fenced animal paddocks complete with shelters, (GOATS INCLUDED) a chicken coop (CHICKENS INCLUDED), fenced garden area, and a charming 3-season cabin. The impressive 42' x 54' shop features 17' ceilings, a 14' x 18' overhead door, mezzanine, 100-amp service, and gas roughed in, making it ideal for projects, storage, or a home-based business. The 4-bedroom, 1.5-bathroom home (1/2 bath currently being renovated) offers updated flooring, a WETT-inspected wood stove, newer shingles, and numerous upgrades including a new well pressure tank, hot water tank, reverse osmosis system, and a brand-new septic system currently being installed. Additional features include RV parking with a 30-amp plug, wiring for an EV charger, rainwater collection for sustainable living, and excellent hunting opportunities nearby. The sellers note the home is exceptionally solid, built on 8-foot concrete pilings with extra rigid foam insulation under the siding, updated windows and doors, insulated skirting to prevent frozen pipes, and virtually no movement or drafts. Affordable acreages with this level of privacy, infrastructure, and potential are hard to find. Click the multimedia or video link for the virtual tour and the brochure link for the full acreage package.