



GRASSROOTS
REALTY GROUP

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45016 Township Road 744A
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2318044



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,089 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	157.02 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Other, Vinyl	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	30-74-4-W6
Exterior:	See Remarks	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: appliances, outbuildings,

**** ONCE in a lifetime opportunity! **** This is only the second owner of this property! Your property is only steps from crown land and is fenced and cross fenced for farm animals. The property has a dugout, is partially treed and this is a full quarter meaning there is opportunity to sub-divide. The house is very well built and has been meticulously cared for. The exterior and windows have seen recent upgrades. There is a pole building with power providing a great place to park equipment and toys. There is also a detached garage, barn and sheds. This property is a true diamond and should be viewed to appreciate the value.