



742077 Rge Rd 95
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2319326



\$319,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,305 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	9.95 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	Private, Well
Floors:	Laminate, Linoleum	Sewer:	Lagoon
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	CR-5
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Country Living Near Valhalla Centre Situated on 9.98 acres just 1 mile off pavement and only 2 miles from Valhalla Centre and the school, this well-kept acreage offers a comfortable rural lifestyle with room for a few animals and plenty of outdoor space to enjoy. The property features a 1986, 16' x 70' mobile home with two additions, providing a functional layout with 3 bedrooms and 2 bathrooms. The yard has been thoughtfully landscaped over the years with numerous trees, shrubs, and established plantings that create an attractive and private setting. A major feature of the property is the 26' x 30' detached garage/shop, which is heated, powered, plumbed, and equipped with in-floor heat, making it suitable for vehicle storage, projects, or hobby use year-round. Additional improvements include a powered 12' x 18' garden shed and a smaller storage shed located near the corrals. If you're looking for an affordable acreage close to community amenities with space for livestock, gardening, and outdoor living, this property is well worth a look.