



**50016 TWP 724**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2320265**



**\$750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Triple Garage Detached		
<b>Lot Size:</b>	8.96 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	High Ceilings

<b>Water:</b>	Well
<b>Sewer:</b>	Septic Field
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	CR-5
<b>Utilities:</b>	-

**Inclusions:** NA

Escape to country living on this stunning 8.96-acre property just minutes from Grande Prairie, zoned CR-5 and offering endless possibilities. The property features two impressive detached garages/shop buildings, including a massive 55' x 40' shop and a 36' x 34' heated garage complete with its own bathroom. The well-maintained 2014 manufactured home offers 1,680 sq. ft. of comfortable living space with 3 bedrooms, 2 bathrooms, and central air conditioning for year-round comfort. Enjoy breathtaking panoramic views overlooking the City of Grande Prairie skyline and miles of beautiful prairie landscape. Whether you're looking for space for your business, hobbies, vehicles, or simply want room to enjoy country living close to the city, this property delivers a rare combination of convenience, functionality, and incredible scenery.