



1, 90030 Township Road 712
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2322201



\$489,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	4.42 Acres		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	13-71-9-W6
Exterior:	Vinyl Siding	Zoning:	CR-3
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Chicken coop to the south is included. Gazebo negotiable.

Welcome to the country life you've been dreaming of! Situated on 4.42 fully fenced acres just 2 km off pavement and only 20 minutes from Costco, this 2018 mobile home offers the perfect blend of modern comfort and rural freedom. With 1,520 SQFT, this home features 3 bedrooms and 2 bathrooms, including a spacious primary retreat complete with a walk in closet and luxurious 5 piece ensuite. The bright, white interior and open concept layout create a warm and inviting space that's perfect for entertaining or everyday family living. The functional floor plan also includes a dedicated laundry room and easy access to the back deck, where you can relax and take in the peaceful surroundings. Outside, you'll find plenty of room to roam, garden, keep animals, or simply enjoy the privacy that acreage living provides. Zoned CR-3, this property offers incredible flexibility and endless possibilities. Why wait to build when you can own a property that's better than new? Move in and start enjoying the acreage lifestyle today. *Interior photos coming tomorrow*