



**35013 Highway 670**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2322325**



**\$480,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	8.67 Acres		
<b>Lot Feat:</b>	Lawn		

**Heating:** Central, Natural Gas

**Water:** Cistern

**Floors:** Vinyl Plank

**Sewer:** Holding Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** 31-71-3-W6

**Exterior:** Vinyl Siding

**Zoning:** CR-5

**Foundation:** Block

**Utilities:** -

**Features:** Ceiling Fan(s), Skylight(s)

**Inclusions:** Sheds, Hot Tub. Star Link can be included or removed at buyers request.

Welcome to your ultimate country oasis! Nestled on 8.67 beautiful acres, this incredible property perfectly blends modern, worry-free living with the peaceful freedom of acreage life. Whether you're looking for a private retreat, a place to pasture animals, or room to park your toys, this turn-key acreage delivers. The heart of the property is a bright and spacious 3-bedroom, 2-bathroom home designed for comfort and functionality. The open-concept living area features a cozy gas fireplace, perfect for curling up on chilly evenings, and a beautiful skylight that floods the space with natural light. The primary suite serves as your private sanctuary, complete with a dedicated ensuite bathroom and a walk-in closet. The main washroom comes equipped with a jacuzzi tub for a spa like experience. Step outside onto the spacious deck and instantly enter relaxation mode. Here, you'll find a hot tub (2019), making it the perfect spot for entertaining guests or stargazing under the open sky. The land itself offers incredible versatility. The southern portion of the lot is beautifully treed, providing excellent privacy and wind protection. The yard is intelligently laid out with partial fencing across the lot, alongside a fully fenced area behind the house—ideal for keeping kids and pets safe. Storage is a breeze thanks to 2 spacious sheds. Plus, bringing home your RV, welder, or heavy equipment is effortless with a 220V outlet conveniently located right at the power pole in the driveway circle. Major Infrastructure Upgrades Include: 2018: New septic system, new shingles, new skylight, and fully releveled with brand-new blocks. 2022: Brand-new hot water tank. Bonus: Central Air Conditioning (AC) to keep you perfectly cool all summer long! Big-ticket maintenance items have already been meticulously handled, offering you ultimate peace of mind. Don't miss this

rare opportunity to own a well-maintained, feature-packed acreage with endless potential. Schedule your private viewing today!