



GRASSROOTS
REALTY GROUP

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43032 714 Township
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2327519



\$745,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,388 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	8.09 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Well
Sewer:	Septic Tank
Condo Fee:	-
LLD:	28-71-4-W6
Zoning:	CR5
Utilities:	-

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS, SHEDS, 1 CCAN

Stunning 8.09 Acres located 15-20 mins from EAST of Grande Prairie or minutes to the town of Bezanson. This fully treed property will impress you if you are looking for the homesteading life! Inside you will find an immaculate renovated main floor. 1388 sqft open, bright and spacious layout with a large living room, dining with a show stopper kitchen with soft closing doors and drawers, stainless steel appliances, gas range with custom chef hoodrange complimented by a bakers island! The remaining level has generous sized bedrooms, the master bedroom has a cheater door to the main level bathroom with an abundant amount of storage. A nice little feature about the additional bedrooms are that they have custom built in wardrobes with ample storage and organization. The basement features an additional bedroom, laundry room, large rec room with alot of natural light! Step outside of the home and you have access to a 25x33 heated detached garage (or shop choose your lingo) with a built on lean too with concrete pad (super clean area to keep toys and acreage tools!) alongside that building you will find an additional 25x29 barn (half the floor is poured concrete + has power), 20x30 Quonset coverall building, 3 sheds (once used a chicken coop), 1 ccan container. The property is heavily treed, fenced and cross fenced, another highlight is that there are 2 approaches (if you are running a home based company great for separation) This property is a must see to appreciate, book your showing today!