



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

764047 RGE RD 35
Rural Birch Hills County, Alberta

MLS # A2327928



\$330,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,726 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	2.85 Acres		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind		

Heating: Forced Air, Wood Stove

Floors: Laminate, Tile

Roof: Metal

Basement: None

Exterior: Vinyl Siding

Foundation: Block

Features: See Remarks

Water: Cistern

Sewer: Mound Septic

Condo Fee: -

LLD: 29-76-3-W6

Zoning: RN

Utilities: -

Inclusions: wood stove, 3 sheds, cabin

This cute acreage is about 45 mins from Grande Prairie. You get 2.89 acres, a 20 x 40 wood working shop, a cabin or guest house, wood shed, garden shed, storage shed. The yard is very welcoming with mature trees, garden, and perennials. You are greeted with large entry, and into huge family room with bright south windows. The kitchen is also bright with tonnes of cupboards and counters, gas stove, new fridge, and beautiful dining area. There is a wood stove to keep you cozy in the winter, and also propane furnace. There are 4 bedrooms, and 2 bathrooms. The primary bedroom has a walk through closet with vanity, and large en suite. You also have a great 1 bedroom cabin for guests or family. This home has been beautifully updated, and features unique built in cabinets. It would be perfect for any family wanting to be out of the city. You can see no neighbors, just gorgeous scenery and wild life. Call to view today. This is a totally redone manufactured home with addition. None of the original make, model, serial or csa is available