



GRASSROOTS
REALTY GROUP

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745002 Range Road 55
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2328701



\$499,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,680 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	9.88 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	31-74-5-W6
Exterior:	Wood Frame	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island		

Inclusions: na

Escape to the peace and privacy of country living on this beautiful almost 10-acre acreage, perfectly set up for horse enthusiasts and anyone looking for extra space to enjoy the outdoors. Approximately 4 acres are fully fenced for horses, offering plenty of room for grazing, riding, or expanding your hobby farm dreams. The custom manufactured home features 3 spacious bedrooms and 2 full bathrooms, designed with comfort and functionality in mind. The inviting primary suite is a true retreat, complete with a generous walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. The open-concept living spaces provide a warm and welcoming atmosphere, with plenty of natural light and room for family gatherings or entertaining guests. Kitchen has quartz counter tops and upgraded appliances. Whether you're enjoying your morning coffee while taking in the peaceful views or spending your evenings watching the sunset over your property, this acreage offers the perfect blend of rural tranquility and modern convenience. If you've been searching for a move-in-ready country property with room for horses, recreation, and endless possibilities, this exceptional acreage is one you won't want to miss.