



GRASSROOTS
REALTY GROUP

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Pt: NE-8-73-5-W6 RGE RD 54
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2330731



\$568,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,520 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad, RV Access/Parking		
Lot Size:	5.22 Acres		
Lot Feat:	Farm, Front Yard, Gentle Sloping, Rectangular Lot, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	8-73-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Soak in the greens, canola yellows, and the kaleidoscope of other natural colours as you make the short 15-minute drive to this acreage. You will notice nature becomes even more serene as you near the property. This 5.22-acre parcel with a 2013 manufactured home is only 0.5 km off the pavement. The well (50 gpm) and septic system are brand new. Newer systems provide extra assurance that the best years are not behind it, with expensive repairs looming. With 1,520 square feet, this 3-bedroom home offers plenty of space both outdoors and indoors. It features a large primary bedroom with a walk-in closet and ensuite complete with a jetted tub. The open-concept layout includes a spacious kitchen with plenty of counter space and a pantry, a dining area, and a living room that invites you to snuggle into quiet evenings by the gas fireplace. With so much indoor space for hosting family and friends, and with the generous backdrop of yellows and greens, your gatherings can extend effortlessly into the great outdoors. A large deck is only the beginning of nature's invitation to enjoy your surroundings. Your commitment to peaceful country living can become a reality here—and all of this is on CR5-zoned land, providing the flexibility to own a horse while also allowing a variety of home-based business opportunities. Book your showing today!