



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

704079 Range Road 93
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2340859



\$384,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,048 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	3.63 Acres		
Lot Feat:	Many Trees, Square Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	27-70-9-W6
Exterior:	Wood Frame, Wood Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: None

Acreage living without breaking the bank! Located just 25 minutes west of Grande Prairie and only 2.5 km off pavement, this fully fenced 3.63 acre property is a great opportunity to enjoy more space, more privacy, and a little more freedom. The one level home offers over 2,000 sq. ft. of living space with 3 bedrooms, 2 bathrooms, a large kitchen with plenty of cabinetry, and spacious dining and living areas that make the home feel comfortable and welcoming. A roomy front porch adds to the country feel, while the enclosed den is currently used as a 4th bedroom and could easily serve as a rec room, second living room, or home office. Outside, the 40' x 60' archrib shop is ready to be put to work. It is insulated, sheeted inside, has good lighting, great roof and features a floor that is approximately half concrete and half gravel. There are also several additional outbuildings and a chicken coop, giving you even more room for storage, hobbies, or a few animals. If you've been wanting to get out of the city, have a big shop, and enjoy your own piece of land without taking on a huge price tag, this property is definitely worth a look.