



GRASSROOTS
REALTY GROUP

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6, 744033 54 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2343510



\$698,000

Division:	JD Willis Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,489 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	3.95 Acres		
Lot Feat:	Landscaped, Lawn, Private		

Heating:	Forced Air, Wood Stove	Water:	Well
Floors:	Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	CR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

AMAZING ACREAGE LOCATED IN JD WILLIS ESTATES - CR4 ZONING!!! This 3.95-acre property has a BRAND NEW 40 x 60 Radiant heated shop w/ concrete floor and mezzanine!!! 5 MINUTES NORTH OF SEXSMITH AND PAVED TO YOUR DOOR! Completely remodeled home right from the studs- offers 3 bedrooms and 1 large full bathroom. New gas service, power bank, new furnace, new water heater, fixtures, lights, windows, roof, exterior, flooring, newer appliances, and more! SHOP is a beautiful 40x60 on concrete, 16' overhead door. There is a cozy woodstove in the living room for those cold winter nights, front living room with good natural light, 3 appointed bedrooms. The primary bedroom has large walkin closet! Acreage is privately and beautifully treed with a nice wind break to the west! MATURE ACREAGE OFF PAVEMENT WITH NEW STRUCTURES - BEST OF BOTH WORLDS!