



GRASSROOTS
REALTY GROUP

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45063B 734 Township
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2346359



\$789,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,392 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Parking Pad		
Lot Size:	22.93 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum, Wood	Sewer:	Pump, Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Natural Woodwork		

Inclusions: N/A

Rare super-sized acreage with views of the Kleskun Lake Provincial Reserve and only 29 km from Grande Prairie, this beautiful 22.95-acre property offers privacy, space and an exceptional rural setting within easy commuting distance of the city of Grande Prairie or Sexsmith. Privately situated at the end of the road, the property enjoys beautiful lake and countryside views and offers an ideal setting for those looking to enjoy acreage living without sacrificing convenient access to Grande Prairie. The property features a functional 5-bedroom, 2-bathroom home with a self-contained basement suite, providing plenty of space for family, guests or extended family living. Some updates have been completed, and the home awaits your personal touch. Outside, the acreage offers a large multi-purpose, 2000 sq ft building providing excellent space for equipment, storage, animals, hobbies or recreational toys. A barn with stock waterers, well water source and partially fenced pasture further enhance the property's versatility. Adding to the future potential, additional services are already located on the property that may provide an opportunity for a future second residence. With nearly 23 acres to enjoy, beautiful views, excellent privacy, established improvements and a location just minutes from Grande Prairie, this is a unique opportunity to create your own country lifestyle in one of the County's most scenic rural settings. Whether you're looking for room for animals, space for your hobbies, a peaceful family acreage or simply the privacy that comes with owning your own piece of the countryside, this property offers an exceptional combination of location, land and potential.