



GRASSROOTS

REALTY GROUP

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**70004 710 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1007529



\$399,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence		
Size:	1,920 sq.ft.	Age:	1989 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	5.85 Acres		
Lot Feat:	Greenbelt, No Neighbours Behind		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Ceramic Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	1-71-1-W6
Exterior:	Aluminum Siding	Zoning:	CR5
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: -

MOBILE WITH GARAGE ON 5.85 ACRES OF CR-5 ZONED LAND, MINUTES FROM TOWN! Priced at under \$400,000 and only 5 minutes from town on pavement make this Acreage a great buy. CR-5 Zoning and not in a Subdivision! This home shows well and features 3 bedrooms, 2 full bathrooms, large master bedroom with walk-in closets, ensuite with jacuzzi tub & 2 sink vanity. Large family room + living room giving your two large entertaining and relaxing spaces. Kitchen features island, sky light & dining area that takes you onto a huge wrap around deck. Double attached garage as well as two large sheds included. One shed could be used as home office or man cave. Property is fully landscaped with mature trees and is very private. Horses allowed within Zoning allowances. City Water to property line (currently cistern + Dugout). Take the short drive out on pavement and start planning your affordable dream acreage today! Co-Seller is a licensed Appraiser in Alberta.