



**724006 Range Road 45**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2151831**



**\$419,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                      |               |                   |
| <b>Style:</b>    | Acreage with Residence, Mobile                      |               |                   |
| <b>Size:</b>     | 1,680 sq.ft.  | <b>Age:</b>   | 1978 (46 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Carport, Double Garage Detached                     |               |                   |
| <b>Lot Size:</b> | 8.54 Acres  |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Fruit Trees/Shrub(s), Square Shaped Lot |               |                   |

|                    |                                   |                   |              |
|--------------------|-----------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Wood Stove            | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Laminate                          | <b>Sewer:</b>     | Mound Septic |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | None                              | <b>LLD:</b>       | 30-72-4-W6   |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | CR-5         |
| <b>Foundation:</b> | Piling(s)                         | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Closet Organizers, Kitchen Island |                   |              |

**Inclusions:** Book shelves in family room, shelving in front porch

Looking for a move-in ready starter acreage near Grande Prairie? Look no further! This cute home sits on 8.54 acres and features a beautifully renovated kitchen, has four bedrooms and two full baths. The entryway is large and well organized to handle all the needs of a busy country life with enough built in storage and shelving for your family's gear. The kitchen is bright and well-appointed with a large center island and sleek white cabinets. There's plenty of counter space and its open to the dining room that can easily accommodate large family dinners! The family room is also a great gathering space and you'll be kept toasty warm with the efficient wood stove. All four bedrooms are a nice size and two full baths complete the home. Additional upgrades include new windows, flooring (no carpet!) and shingles (2017). Outside there's a covered deck on three sides to enjoy your new property and check out how the various fruit trees are doing. A double garage was added in 2020 with a concrete floor, its own electrical panel with 220 wiring and is plumbed for in-floor heating. A lean-to on either side adds shelter for more vehicles or toys. A small dugout provides water for the greenhouse as well as irrigation to flower beds and if you want chickens there's a coop ready to fill! This is a wonderful property that is only 15 minutes from Grande Prairie. Call your Agent and book your viewing soon!