DJ Golden
REAL ESTATE

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730005 724 Highway
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2189960

$1,399,999

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow
Size:	2,317 sq.ft.
Age:	1993 (32 yrs old)
Beds:	6
Baths:	4
Garage:	Double Garage Attached
Lot Size:	11.07 Acres
Lot Feat:	Fruit Trees/Shrub(s), Garden, Many Trees, Private

Heating:	In Floor, Forced Air	**Water:**	Well
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	Open Discharge
Roof:	Shake	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	3-73-8-W6
Exterior:	Cement Fiber Board	**Zoning:**	CR-5
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASER, WASHER, DRYER ALL WINDOW COVERINGS

Escape the hustle and bustle of city life and immerse yourself in the tranquility of this stunning 11-acre acreage. Nestled in the picturesque countryside between Leglace and Wembley only 22 mins west of Costco (pavement all the way to property + paved yard), this expansive property offers the perfect blend of natural beauty and rural charm, making it an idyllic retreat for those seeking a peaceful and private lifestyle. The centerpiece of this property is a 2317 SQFT custom-built home with tasteful design throughout, offering the ultimate in comfort and luxury. Boasting 6 bedrooms and 4 full bathrooms, this spacious residence provides ample space for families and guests, making it ideal for gatherings and celebrations. There is also a 60x40 shop (16' ceiling all concrete and heated floors) There's another detached pole shed 30'x40' with concrete floor unheated. Outside, the possibilities are endless. Spend your days exploring the sprawling grounds, gardening in the sun-drenched backyard, or simply enjoying the peace and quiet of nature. With acres of land to call your own, you'll have the freedom to create the lifestyle you've always dreamed of. Notable features home on water well, dugout/pond, pump septic, skating rink, dirt bike track, many trails and trees. A must see acreage property.