

7120770A & 712077B RR 90
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2203795



\$569,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,534 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	11.40 Acres		
Lot Feat:	Landscaped, Seasonal Water		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: (fridge, stove, dishwasher, washer, dryer,) x2 7 outbuildings

Two residences, Shop, and numerous out buildings, located on 11.4 acres with a seasonal creek, located just minutes past Wembley. The main residence is a 1534 sq/ft modular built in 2007 with 3 beds and 2 baths. Freshly painted, new roof 2 years ago, high ceilings, and large deck. The second residence is 1636 sq/ft modular built in 1980 with 3 beds, 2 baths and large windows for plenty of natural light and Central AIR CONDITIONING.. New roof 2 years ago, high efficient furnace 2009, vinyl Windows 2010, New kitchen, bathrooms, and flooring in 2018. Both show great. Shop is 30x32, insulated and heated, 220 plugs for welder, 12' high door and 14' ceilings. The land is nicely landscaped, has a dog run, and walking trails.