

70009 710 Township  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2207195



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split, Acreage with Residence		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	16.59 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	36-70-7-W6
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Radiant Shop Heater, Window Coverings, A/C Unit

Freshly Renovated 16.59 Acre Homestead Minutes From Grande Prairie WITH DETACHED DOUBLE CAR GARAGE AND HEATED SHOP AND CITY WATER! And Do Not Worry Travel With Ease with PAVEMENT RIGHT TO YOUR DOOR! Pulling up to your future acreage you will be in awe with your new home boasts new siding, soffit, eavestrough, fascia and roof with new massive covered deck! As you enter you will be welcome with popular open concept kitchen, dining, and living room. Modernized kitchen with ample cabinet + counter space, gas stove and must have kitchen island. Dining room can hold a table for any occasion, with patio door access to your covered deck perfect for BBQ season which is just around the corner great for entertaining. Living room is the perfect size with windows allowing natural light in. Heading upstairs you will find two good sized bedrooms including the master bedroom, with built in closet, and a full bathroom. Basement is fully developed into two more bedrooms, full bathroom, laundry room and utility room. Lets make our way outside into the fenced back yard, firepit area, and stretching throughout the trees/land on your property is professionally made and groomed quad + sledding trails. Icing on the cake is the detached 24x24 double car garage, and massive 36x40 heated shop with 12ft Door. This CR-5 Zoning acreage gives you the capability to run your business from home if you wish, circular driveway allows for easy maneuvering. BRAND NEW ROOF ON DETACHED GARAGE, SHOP DOOR, FURNACE, CENTRAL AIR, RADIANT SHOP HEATER, AND HOUSE ELECTRICAL PANEL! Escape the hustle and bustle of the city, and book your viewing today on this immaculate acreage.