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10, 34035 TWP RD 713A  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2239331



**\$649,900**

Division:	Wapiti Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,258 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	7.23 Acres		
Lot Feat:	Farm, Few Trees, Gentle Sloping, Landscaped		

Heating:	Combination, See Remarks, Wood, Wood Stove	Water:	Shared Well
Floors:	Vinyl Plank	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR4
Foundation:	Wood	Utilities:	Natural Gas, Natural Gas Connected
Features:	See Remarks		

**Inclusions:** fridge, stove top, wall oven, dishwasher, washer, dryer, fuel tanks (negotiable)

7+ acre parcel 20 min to GP! This property comes with a fully finished/renovated home and a 45x60 shop! (shop has 600 amp service) The shop is fully finished with 2 doors, concrete floor, radiant and wood heat. Used to be a welding shop and is a great quality built steel construction building. The home has been nicely renovated. The upstairs consists of a brand new kitchen, dining area, very spacious living area, lots of windows, a full bathroom and a master suite. The basement has 1.5 bathrooms, full bedroom, open area and has room to add a bedroom. The outside of the home has a large maintenance free deck, tin roof, concrete pad and good parking. There is fencing done for horses too (needs a half an hour to complete it). This is a very private place close to GP and offers great value to any buyer. The home is on a shared well that would be considered artesian (approx 100 gpm) and is shared with 5 other houses. There is a septic field. Shop has natural gas. House is run on a diesel/wood furnace. Brand new electric water heater.