

Range Road 54
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2254545



\$629,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,520 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 5.22 Acres | | |
| Lot Feat: | Farm, Few Trees, Front Yard, Gentle Sloping, Pasture, Rectangular Lot, See | | |

| | | | |
|--------------------|-----------------|-------------------|-----------------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Vinyl Plank | Sewer: | Mound Septic |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | See Remarks | Zoning: | CR5 |
| Foundation: | Piling(s) | Utilities: | Natural Gas Connected |
| Features: | See Remarks | | |

Inclusions: fridge, stove, dishwasher

5.22 acres in a great location! This property borders a creek and has a beautiful landscape with great views. The property comes with a 2013 Moduline built home offering over 1500 square feet of space. The home is getting a make over with flooring and paint and will be a big improvement over what you see on the pictures. The home is located up a short driveway with endless potential for the back yard of your dreams, potential for horses, cows, a shop and business opportunities. The services include a brand new well (50 gallons per minute), natural gas, power and a brand new septic system. There is about half a mile of gravel other than that its pavement right into the city of GP. Take advantage of this great opportunity to own a CR5 Acreage with a great home allowing you to purchase the lifestyle opportunities you have been waiting for.