

740061 Range Road 43  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2260899



**\$499,900**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                            |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Modular Home                            |               |                   |
| <b>Size:</b>     | 1,390 sq.ft.                                                    | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                                          |               |                   |
| <b>Lot Size:</b> | 5.34 Acres                                                      |               |                   |
| <b>Lot Feat:</b> | Creek/River/Stream/Pond, Landscaped, Many Trees, Seasonal Water |               |                   |

|                    |                   |                   |             |
|--------------------|-------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | Well        |
| <b>Floors:</b>     | Carpet, Laminate  | <b>Sewer:</b>     | Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | None              | <b>LLD:</b>       | 3-74-4-W6   |
| <b>Exterior:</b>   | Wood Frame        | <b>Zoning:</b>    | CR-5        |
| <b>Foundation:</b> | Piling(s)         | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Laminate Counters |                   |             |

**Inclusions:** Outbuildings

Set on a beautifully treed acreage, this charming modular home comes with a flexible addition and offers both comfort and serenity. Featuring 3 bedrooms with tasteful finishings, the home is warm, inviting, and move-in ready. Master Bedroom is nice and big featuring a 3 piece ensuite. The main level has tasteful finishing's throughout. Outside, you'll love the detached double garage/shop—perfect for storage, projects, or extra parking. This detached shop comes with 100 amp services with 220v plugs ready to go. A seasonal creek runs through the property, adding a touch of natural beauty and tranquility. With plenty of trees providing privacy and a peaceful setting, this acreage is the perfect blend of modern living and country charm. You will find RV stalls ready to go and wired in!