HOME 🔆 TEAM

17, 713019 RR 71 **Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2148079



Heating:

Floors:

Roof:

Basement:

Foundation:

Exterior:

Features:

\$1,700,000

	Division:	Grandview			
	Туре:	Residential/House Acreage with Residence, Bungalow			_
	Style:				_
	Size:	1,794 sq.ft.	Age:	2001 (23 yrs old)	_
	Beds:	5	Baths:	3	_
	Garage:	Additional Parking, Asphalt, Concrete Driveway, Double Garage Attached, Ele			
	Lot Size:	60.55 Acres			_
	Lot Feat:	Farm, Many Trees, Private			
In Floor		Water:	Well		
Carpet, Laminate, Tile		Sewer:	Other		
Asphalt Shingle		Condo Fee	: -		_
Finished, Full		LLD:	24-71-7	′-W6	_
Vinyl Siding		Zoning:	Agricult	ural	
Poured Concrete		Utilities:	-		_
Built-in Features, Open Floorplan, Pantry, Sauna,	Soaking Tub, Sto	orage, Wet Bar			_

Inclusions: Solar powered gate, blinds and window coverings, 2 sheds. SHOP- Fridge, stove, washer, dryer, compressor, cabinets

Generational opportunity to own 60 picturesque acres overlooking the City of Grande Prairie with an immaculate fully developed bungalow, impressive shop with living guarters and 40x80 hay shed. This is a fantastic homesite for a family who enjoys the outdoors, horse enthusiast, hobby farmer, developer or if you are just looking for a beautiful private country estate close to town. Located 5 minutes west of town this pristine property has been meticulously developed and landscaped by these original owners taking full advantage of the rolling terrain and capitalizing on the great view of the surrounding countryside and city skyline. The home, shop, yard and garden are well sheltered amongst a treed portion of the property and then there are about 40 acres of farmland and another 10-15 acres of trees with walking trails and 2 dugouts. The 1794 sqft bungalow has full concrete walls and is in immaculate condition and the functional floorplan offers 5 bedrooms, 3 full bathrooms, in floor heat throughout entire home and garage, huge laundry room, wet bar, sauna, spacious maple kitchen, covered front veranda, garage entrance to basement, covered rear deck with glass railing and oversized double garage. The amazing 34 x 54 shop is fully finished with in floor heat, 16 ft ceilings with a 14 ft overhead door, 12 ft overhead door and complete living quarters including full kitchen, full bathroom and mezzanine sleeping area. Other notable features of the property include: Agricultural zoning (the most flexible of all zonings), winding driveway framed with mature evergreens, solar powered front gate, fully fenced perimeter, asphalt and concrete apron and parking between house and shop, additional cold storage attached to shop and hayshed, and lastly the owner has 7 acreages subdivided and ready for construction on the same & frac14; which could be available in a

larger package sale – please inquire for more details if interested.