720041 Rge Rd 43
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2173003

$535,000

Division:	NONE
Type:	Residential/Manufactured House
Style:	Acreage with Residence, Single Wide Mobile Home
Size:	1,907 sq.ft.
Age:	1989 (35 yrs old)
Beds:	3
Baths:	2
Garage:	Quad or More Detached, RV Access/Parking
Lot Size:	13.68 Acres
Lot Feat:	Many Trees, Pasture, Private

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Linoleum, Vinyl Plank	**Sewer:**	Open Discharge
Roof:	Metal	**Condo Fee:**	-
Basement:	None	**LLD:**	3-72-4-W6
Exterior:	Wood Frame	**Zoning:**	cr5
Foundation:	Piling(s)	**Utilities:**	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions:	none

CR5 ZONED private treed acreage featuring an updated 3 bed 2 bath MFG home with addition, 40'x60' quonset and 28'x40' heated garage! This hobby farm acreage features a combination of open area for play or pasture, trees and bush for privacy so you can enjoy the outdoors without seeing your neighbors! Great acreage features include a garden spot, chick coop, firepit and lots of parking. This home has received many upgrades including kitchen countertops and tile backsplash, a custom-built island refinished cabinets, paint throughout, vinyl plank flooring in the kitchen and living room, updated vainity's and toilets and taps in both bathrooms. The welcoming home features a large entryway with a sink to wash up after working outside. There are 3 bedrooms, 2 bathrooms separated by an open concept kitchen and dining area. The large addition has a huge family room with a gas fireplace giving you two large living spaces! The 28' x 40' garage is heated and an excellent place for repairs. The 40'x60' quonset shop is excellent cold storage and has power. This acreage is perfect for the family or business owner looking for privacy, storage and country living. Located toward Bezanson just south of hwy 43 and just north of SEC hwy 670 on Rge Rd 43 this acreage is only 11 minutes to Grande Prairie and only half a mile off the pavement.open-concept