

**93032 Township Road 712 Township  
 Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2213411**



**\$590,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Ga		
<b>Lot Size:</b>	5.34 Acres		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Open Lot		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Holding Tank, Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	16-71-9-W6
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas at Lot Line, Propan
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** NA

Only 22 Min to Costco! 34 KM from town! With 5.34AC zoned CR5, fenced and cross-fenced, double garage with suite, powered coop and a greenhouse this acreage has it all. The main residence has a large living room with a fireplace and vaulted ceilings. The beautiful open kitchen has dark cabinets, upgraded stainless appliances, and a large eat-up island. Spacious primary bedroom has a walk-in closet, and a 4 piece ensuite featuring a jetted corner tub. The other 3 bedrooms are at the other end of the home, offering lots of space for an office or hobby room, and share a 4 piece bathroom. Detached oversized double garage heated with in floor heat. 10' overhead doors including one drive-through bay with an overhead door at the back as well. The 1 bed suite is self contained and offers an additional 644 sqft of finished living space (Not included in RMS sqft). Professionally developed and finished with vinyl floors and baseboards. Large bedroom with mezzanine over top offering tons of storage, full kitchen with dishwasher, 3 piece bathroom with washer an dryer. Perfect for a multi-generational family or someone looking to offset their costs of finally moving to their dream acreage. There's also a coop/storage shed that's powered, has hot and cold taps outside, and has a propane line ran to it. The green house also has water lines ran to it. They've thought of everything here! Property is on septic tank & field that was just recently cleaned out and has a new pump, is serviced by a drilled water well, and heated with propane (gas to property line). The house is protected by insulated skirting and has upgraded heat trace. You'll be ready to brave the winter here. There's nothing left to do other than call your Realtor, book your showing, and get ready to relax and watch the stars.