



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

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

MLS # A2254545



\$629,900

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.