



780-978-7122  
sukhu@grassrootsrealtygroup.ca

67, 50001 713 Township  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2284031



**\$720,000**

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,424 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.10 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot		

**Heating:** Forced Air

**Water:** Well

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** 13-71-5-W6

**Exterior:** See Remarks

**Zoning:** CR2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** AS IS WHERE IS

**\*\*ONE OF A KIND PROPERTY\*\*** Over 2,000 sq. ft. bungalow is nestled on a beautifully treed 4-acre lot backing onto green space and Bear Creek/Crown Land, with miles of ATV and walking trails right in your own backyard. The home offers 3 bedrooms and 2.5 bathrooms, including a large ensuite with a tiled walk-in shower, soaker tub, and dual sinks, plus two generous living rooms featuring wood-stove inserts for cozy winter days. A large upgraded kitchen and dining area provide the perfect space for entertaining, while recent updates include brand-new shingles and two new furnaces, along with a newer hot-water-on-demand system. Basement is undeveloped. The garage is huge with a radiant gas heater and man door. The property is fully fenced, garden plots with fruit trees, outbuildings and more. Zoned CR-2 (allows for some horses and other animal units) On a water well, grandfathered in septic system and ample power locations ran throughout the property and a concrete pad ready for a detached garage or shop for future developments! If you are looking for ultimate privacy, space, unending adventures this could be the one! Home is being sold "AS IS, WHERE IS" on possession date. ALL OFFERS MUST BE UNCONDITIONAL.