

712047 RR 54 NW 16-71-5 W6
Grande Prairie, Alberta

MLS # A2238845



\$524,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	2.91 Acres		
Lot Feat:	Corner Lot, Landscaped, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	16-71-5-W6
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: microwave, blinds, wood shed, brown shed, cat house (if buyer wants 2 cats with it), picnic tables & Adirondack chairs around fire pit, greenhouse. (Fridge, microwave, wood stove, built-in work benches/storage area in garage.) Water shed & tank. Water treatment tank, pump & hoses for lawn & garden watering.

AMAZING LOCATION ONLY 5 MINUTES FROM TOWN, PAVED ALL THE WAY! This acreage is zoned CR5, NOT PART OF A SUBDIVISION! Clean, bright, open concept mobile home with 3 bedrooms & 2 full bathrooms! Master includes ensuite with jet tub & walk in closet! Lots of upgrades to this home including all new roof, insulated skirting, block pilings, exterior & patio doors, new furnace & hot water tank! 28x30 heated garage with work benches! This property boasts a picnic area with fire pit & garden area! Huge lawn to host barbecues, play outdoor games or simply lounge in the sun. Brand NEW DRILLED WELL last year 2024 & newer 4 stage septic treatment system. The secondary surface well is great for watering the lawn & gardens which INCLUDE asparagus, strawberries, raspberry, saskatoon, haskap & lilac bushes. New willows & spruce trees have been planted within the last year through the shelter belt program. There is a water shed & extra shed for storage. New school only minutes away! CHECK OUT THIS INCREDIBLE PROPERTY TODAY! Listing realtor is related to sellers.