

\$400,000 - 81060 Township Road 744, La Glace

MLS® #A2068593

\$400,000

2 Bedroom, 1.00 Bathroom, 1,206 sqft

Residential on 9.69 Acres

NONE, La Glace, Alberta

Private Acreage Retreat for Horse & Animal Lovers!

Escape to your very own piece of paradise with this well cared for 2-bedroom, 1 full bathroom acreage property set on 9.69 acres. If you've been dreaming of a peaceful place with Peace Country fields as far as the eye can see, then look no further!

As you approach this property, you'll be greeted by the charming clean mobile home, boasting a cozy gas fireplace in your family room that creates a warm and inviting atmosphere all year round. The layout features a kitchen with ample cupboard space which opens up to the bright living area, a spacious master bedroom, an additional bedroom perfect for guests or family, and a 4-piece bathroom just off the laundry area. Two entry ways offering convenience and ease of access complete the space.

Step outside and explore the possibilities of your expansive acreage. The land is mature and thoughtfully landscaped, providing a harmonious blend of natural beauty and tranquility. At the rear of the property lies a large dugout with a dock, where you can enjoy a cool summer dip, or spend a leisurely afternoon fishing and enjoy a tasty treat around the firepit when you're finished.

For those with a passion for tinkering and



projects, or seeking the perfect space for animals, this property offers a total of 5 outbuildings, including a heated shop, quonset, barn, shed with a covered overhang, and storage shed. Whatever your hobbies or storage needs, this acreage has you covered!

The property also benefits from a newer well and septic system with a pump out, ensuring a reliable water supply and waste management system for years to come. This move-in-ready package is waiting to embrace its new owners and welcome them to the joys of country living.

If you've been yearning for a place to call your own and experience the serenity of rural living at an affordable price, then this is your chance to make it happen!

Don't miss out on this rare opportunity to secure your own slice of heaven. Schedule a viewing today and witness firsthand what this property has to offer. Embrace the lifestyle you've always longed for – a perfect haven for horse or animal lovers to enjoy life to the fullest!

Contact us now for more information and to book your private tour of this incredible property. Act fast – this tranquil escape won't stay on the market for long!

Built in 2002

Essential Information

MLS® #	A2068593
Price	\$400,000
Sold Price	\$390,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,206

Acres	9.69
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	81060 Township Road 744
Subdivision	NONE
City	La Glace
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H2J0

Amenities

Parking	Parking Pad, Quad or More Detached, RV Carport
Waterfront	See Remarks

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Dock, Private Yard, Storage
Lot Description	Brush, Many Trees, Other, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	July 26th, 2023
Date Sold	December 7th, 2023

Days on Market	134
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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