

\$439,900 - 32071 Twp 720 Road, Rural Grande Prairie No. 1, County of

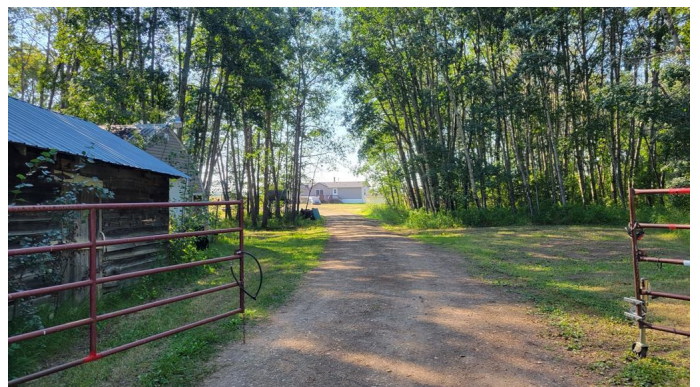
MLS® #A2125750

\$439,900

3 Bedroom, 2.00 Bathroom, 1,545 sqft
Residential on 12.06 Acres

NONE, Rural Grande Prairie No. 1, County of,
Alberta

Enjoy 12 acres of wonderful country living!!
Located 27km from Grande Prairie, 100 yards
off pavement and 3 minutes from Bezanson!
This great property has lots to offer including a
1545sq ft house with a 16x52 foot deck, 5
outbuildings, a 22x25 ft shop, outdoor firepit,
large children's playset and 2 above ground
gardens. The acreage has been fenced on 3
sides and partial fenced on the fourth side.
The house has a lot of new updates recently;
new eavestroughs and siding, new siding on
shop as well in fall of 2021. Plus, new shingles
and skirting in fall 2021. New flooring, new
paint, new trim, and new toilets! Also new tile
around the fantastic wood burning fireplace.
Back bathtub re-glazed and new countertops
installed!! Nice open concept living space with
3 bedrooms, two with walk-in closets. There is
jet tub in the spacious ensuite bathroom.
There is also a walk-in pantry. House runs on
natural gas and there is a 3000-gallon cistern,
as well as a dug out. The exceptionally large
deck was stained summer of 2021. There is a
pad built to put an addition on west side of the
deck as well. Plus, there is hook ups for
another dwelling: power, sewer, and water.
The shop also boasts in floor heating and 220
plug electrical. The views are spectacular and
there is plenty of wildlife such as moose, deer,
rabbits, and foxes. Also, tons of wild
raspberries! There is gated access to the



property for your security. There is SO much to enjoy and so much room for you to make this the acreage of your dreams!

Built in 2006

Essential Information

MLS® #	A2125750
Price	\$439,900
Sold Price	\$432,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,545
Acres	12.06
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Sold

Community Information

Address	32071 Twp 720 Road
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0G0

Amenities

Parking	None
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Interior

Interior Features	Kitchen Island, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Other
Foundation	Piling(s)

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 24th, 2024
Days on Market	30
Zoning	CR-5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
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