

\$449,900 - 743004 Range Road 35, Rural Grande Prairie No. 1, County of

MLS® #A2137859

\$449,900

3 Bedroom, 2.00 Bathroom, 1,088 sqft
Residential on 20.06 Acres

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

What interests you in a property? Peace? Quite? Privacy? Whatever it might be, add this one to your list! This meticulously maintained manufactured home is like new, built in 2018, and comes with a picturesque setting. The driveway and yard site are well-graveled, while the rest of the rest of the acres are landscaped or treed. There are two ponds/dugouts on the property as well.

Inside your new home, you have a nice welcoming entryway, an open living room with large windows to admire the wildlife through, three bedrooms, and two bathrooms, including your ensuite. Tastefully done and can come furnished, making it that much easier to just move on in. This property shines with pride of home ownership, is nestled among mature shelterbelt offers plenty of privacy and protection from the wind. Beautiful views are everywhere you look.

Some extras include air conditioning, a generator for any power outages tied right into ATCO for peace of mind (youâ€™d never even know you lost power!), a new 14x24 garage with power, and a 30x32 heated garage with all things necessary inside to run an acreage property: 220 power, concrete floor with drain, air compressors, water softener system, and more! Several additional



storage buildings provide ample space for all your equipment and supplies, ensuring that you have everything you need to maintain your property and care for any future animals.

Only a short drive from Grande Prairie, and Teepee Creek is just a quick 7 km away. Paved nearly the entire way. This is a perfect property and comes at such an appealing price! You won't want to miss your opportunity to call this home your very own. Contact your favorite agent today to book your showing!

Built in 2018

Essential Information

MLS® #	A2137859
Price	\$449,900
Sold Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	20.06
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	743004 Range Road 35
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

Amenities

Parking	Additional Parking, Gravel Driveway, Heated Garage, Insulated,
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Oversized, Single Garage Detached, Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Gentle Sloping, No Neighbours Behind, Landscaped, Level, Many Trees, Private, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	June 3rd, 2024
Date Sold	July 26th, 2024
Days on Market	52
Zoning	Ag
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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