

**34023 TWP RD 713A Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1003973



\$438,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence		
Size:	1,520 sq.ft.	Age:	2015 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage, Gravel Driveway, RV Access/Parking		
Lot Size:	6.75 Acres		
Lot Feat:	Irregular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	20-71-3-W6
Exterior:	Exterior Walls 2'x6', Vinyl Siding	Zoning:	CR4
Foundation:	Piling(s)	Utilities:	Cable Connected, Cable Internet Access, Electricity C
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: -

WOW THIS STUNNING ACREAGE JUST 20 MINUTES EAST OF GRANDE PRAIRIE IS A MUST SEE TO APPRECIATE. IF YOU ARE LOOKING LOOK NO FURTHER. This home is located on 6.75 acres CR4 Zoning and is an Oasis. Manufactured home 1520 sq ft open concept. Well looked after like new never hung a picture on the walls. When you view the yard and home i know you will fall in love with it. It ha 3 nice sized bedrooms, Master has ensuite double sinks, jetted tub and walk in closet. Living room is large with lots of windows for natural light. dining is a nice size with a garden patio door that leads to a 33x11 deck for entertaining. Kitchen is huge lots of counter top and cabinets and an island. Main bath, Laundry room with a back door to access yard. Garage is 28x28 boarded and heated with 12 ft. ceilings. The well and pressure tank are well protected in a shed with easy access. Yard has plenty of room for gardens and flower beds make it your Dream Home. Make Triple M CSA 06-13109 Ser. S15-007-566 Model TPH2076-247KS-15