

100036 HWY 672
Grande Prairie, County of, Alberta

MLS # GP210395



\$480,000

Division:	Rural Grande Prairie, County of		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	1,489 sq.ft.	Age:	2000 (19 yrs old)
Beds:	4	Baths:	3
Possession:	Negotiable		
Garage:	Attached, Double, Heated		
Driveway:	Gravel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Taxes:	\$ 3,030
Basement:	None	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	Landscaped, Treed	Maintenance Fee:	-
Features:	Deck, Ensuite, Laundry-Main Floor, Non-Smoking Home		

Inclusions: fridge, stove, dishwasher, washer, dryer, garage heaters

Private Treed Acreage with an updated 4 bedroom 3 bathroom home with a heated attached double garage and 48x40 second garage on 12 acres zoned CR5 right on the pavement! This acreage has some great unique features. The home is located on one level so all the kids rooms, all 3 bathrooms and the laundry are all centrally located. Some updates have been done including flooring, counter tops and shingles(2018). The detached 40x48 garage has 12' ceilings, a 10x16' door, 220 plugs and a 1 tone overhead crane! The property itself is zoned CR5 which allows for farm animals and small business. The 12 acres is private and has lots of bush to the west. This property is located a 29 minute drive from the GP airport.