

**83044A township road 724
Rural Grande Prairie No. 1, County of, Alberta**

MLS # GP215040



\$525,000

Division:	County of Grande Prairie		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,822 sq.ft.	Age:	1964 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Attached, Attached Garage, Detached Garage, Double Garage, Gravel Drive		
Lot Size:	13.20 Acres		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Other	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ag
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Laminate Counters, No Smoking Home		

Inclusions: fridge, stove, dishwasher, washer, dryer all equipment and machinery on site

Farm home site on 13.2 acres featuring a well cared for 3 bedroom 2 bathroom home with attached heated garage, a one bedroom guest house, 32x56 heated shop, barn and other outbuildings with most of the old machinery, tools, equipment included. The main house has been updated and renovated over the years and has a country feel with a concentration on light and windows to enjoy the outdoors. The 1800 sqft home has a large open living area, eat in kitchen, main floor laundry and the master has an ensuite. There is also a huge sun room to enjoy. The guest house is fully serviced and usable year around. If a hobby farm is on your list then this place is perfect, Barn, chicken coop, machine sheds, work shops etc. and many pieces of old usable equipment is also included. This property also is naturally divided so you could subdivide off half the property to sell or develop (subject to county approval). Ag zoning!