

**741053 Range Road 50 Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1012921



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,586 sq.ft.	Age:	2008 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	12.30 Acres		
Lot Feat:	Many Trees, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt

Basement: Unfinished, Walk-Out

Exterior: ICFs (Insulated Concrete Forms), Wood Frame

Foundation: ICF Block

Features: Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: 7-74-4-W6

Zoning: cr5

Utilities: -

Inclusions: -

Horse Acreage-12.3 acres Zoned CR5 with a 1566 sqft 3 bed 2 bath house with an unfinished basement and a 24'x32' shop. Located north east of Sexsmith in the Teepee Creek Area this acreage is nice and private with many trees planted on the west side of the property and natural bush to the north. There is a large fenced in area which is great for horses and about an acre of lawn for you kids to play but small enough that it doesn't take long to mow. The main floor of the home has an open floor plan with beautiful bay windows that give you a great view of the yard and fenced area for horse. There are 3 bedrooms on the main level, all of which have walk in closets and can fit a queen bed. The master bedroom has a walk in closet and a roomy ensuite featuring a soaker tub, a separate shower and dual sinks. There is also main floor laundry. The basement is undeveloped but is huge and could easily accommodate 2-3 bedrooms, a recroom and a bathroom and its a walk out which give you larger windows and great sunlight. There is a large concrete deck that wraps around 2 sides of the house. The 32x24 shop has a 12' high door, it currently has a gravel floor but was built to accommodate a concrete floor. There is fencing for horses and this property is only 1.5 miles off the pavement.