

**712083 Range Road 65 Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2104351



\$724,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Single Wide Mobile Home		
Size:	1,913 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Gravel Driveway, Heated Garage, Quad or More Detached		
Lot Size:	161.00 Acres		
Lot Feat:	Many Trees, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	17-71-6-W6
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

Full quarter cash flowing investment acreage with a shop, total rent \$5600/month! This acreage is on a full quarter section on the edge of city limits with a 50'x60' heated shop with three 14' doors and an updated 3 bedroom 2 bathroom mfg home with a 700 sqft addition! This property has a 6 acre yard with lots of trees and a large parking pad area with the remaining land being low lying. The heated 50' x 60' shop is the star of this property! It has 3 x 14' high over head doors a bathroom and has a full drive through bay with lots of gravel parking on each side of the shop. The MFG home has newer shingles, updated skirting and the interior of the home has received some paint and flooring. The home features 3 bedrooms, 2 bathrooms and a huge addition that is currently a recroom but could be converted back to an attached garage. This property is zoned AG so this allows for a variety of uses and is the most flexible zoning in the county. The yard site has fence posts installed for future animal fencing. There are also 3 storage shed all with new shingles. Located less than 5 minutes from city limits and at the end of a dead end road make this property both private and convenient from your home and business (county approval required)