

**93032 Township Road 712**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2159687**



**\$579,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Drive Through, Garage Door Opener, Garage Faces Front, G		
<b>Lot Size:</b>	5.34 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Pasture		

<b>Heating:</b>	Fireplace(s), Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	16-71-9-W6
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Fiber Optics, Natural Gas at Lot
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed, Greenhouse, Inlaw suite appliances (fridge, stove, dishwasher, washer, dryer), firepit

This acreage has it all - nestled on 5.34 acres just 25 mins from Grande Prairie, between Wembley and Beaverlodge. Room for your whole family with this 4 bedroom home, PLUS the beautiful in-law suite in part of the garage. The north portion of the acreage is cross fenced into 2 separate corrals for your horses or other animals, and there is also a chicken coop. The main home features an open floor plan, modern stone faced gas fireplace in the living room, amazing kitchen with dark cabinets & stainless appliances, island and ample cabinet space. The master bedroom is huge, with walk in closet, has an ensuite with jetted tub and linen storage. There are 3 additional generously sized bedrooms and another full bathroom! The detached shop measures 50ft x 34ft & has 10ft doors and infloor heat. The in-law suite is professionally developed and features a kitchen with all appliances & lots of cabinets, open concept living area with remote dimmable LED lights, one bedroom, full bathroom and laundry. This still leaves an over sized (30x34ft) double garage with one drive thru bay for parking all your toys too. The yard is nicely landscaped, firepit in the front yard, greenhouse with raised beds, and garden space in the back. There is even a 50amp electrical breaker pre-plumbed to add a hot tub in the future. Great producing water well on this property, and there are exterior hot and cold water taps in two locations (beside the shop and the greenhouse to easily supply water for the animals too). Recent updates to the septic system and infloor heating system, and the plumbing under the modular home has upgraded heat trace, with the original still there for backup which means you have no worries ahead! Call your favorite REALTOR and come make this acreage your new home!