

**#77, 710072 Highway 40**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2173147**



**\$589,900**

<b>Division:</b>	Sprucewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,975 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.12 Acres		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Pasture, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	3-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, window coverings, all outbuildings

Discover the perfect blend of country charm and modern convenience with this beautifully renovated 1,975 sq ft bungalow, set on an impressive 5.11-acre property. Acreages this close to town are rare, and this one is just 1 minute away on paved roads. The home offers a spacious, open-concept design that includes 5 bedrooms and 2.5 bathrooms. Enjoy the warmth of two large living rooms, each with its own fireplace—one wood-burning and one gas—perfect for cozy family nights. The thoughtfully designed layout features a theater room wired for sound and two master suites, one on each level, providing flexibility and comfort. Generous-sized bedrooms and large storage areas make for easy, organized living. Recent years provide updates to include updated roofing to include peel and stick weather proofing for added durability, some fresh paint throughout, new carpet in the main recreation room, updated island countertops, and some new windows. Outdoors, the 26x30 heated garage with two overhead doors provides ample space for vehicles and projects. The expansive, well-maintained land is fenced and cross-fenced, complete with outbuildings and sheds, making it ideal for various uses. This is a must-see property that perfectly balances tranquility and accessibility. Don't miss out on this exceptional opportunity to own a charming acreage so close to town! Equipped with a drilled well. Call your agent today. Quick possession is available.