

752014 RGE RD 90
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1140100



\$410,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,219 sq.ft.	Age:	1974 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	11.49 Acres		
Lot Feat:	Back Yard, Cleared, Brush, Farm, Fruit Trees/Shrub(s), Lawn, Garden, See R		

Heating:	Boiler	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-75-9-W6
Exterior:	Wood Siding	Zoning:	CR5
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: woodstove, island, all out buildings

This great acreage is the perfect picture of peacefulness. 11.49 acres surrounded by trees. The picturesque yard boasts, garden, fruit orchard including raspberries, strawberries, cherry, current, wild saskatoon, and rhubarb. There are many out buildings if you want a hobby farm, and the home is modern if you just want to live in the country. The home boasts a new tin roof, and Evestrough, new decks, New deck rail on back deck, under ground power, and is totally upgraded inside as well. You are welcomed with a great boot room for coats, boots, and pets. The bright open kitchen with lots of cabinets and counters is very functional and open to the dining and living room. The huge living room with Large south window is for your entertainment or relaxation, with room for the whole family. The main floor also has an office, and huge master bedroom with walk in closet. You also get a beautiful bathroom with soaker tub, and near the bathroom is the main floor laundry. Downstairs you will find a cozy living room with a wood stove, 2 more bedrooms, an exercise room, bathroom, work area and cold storage. This home has so much to offer any family. The perimeter is mostly fenced, with 5 smaller pens if you wish animals. There is a barn, (18.5 x 24.5) and shop(23.5 x36) as well as other storage buildings. This property is ready for you.. Call to book your viewing today!