

**45063A 734 Township**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2198813**



**\$1,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	56.67 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Farm, Garden, Pasture, See Rem		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	19-73-4-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Outbuildings

Welcome to Kleskun Springs North, this horse enthusiast's haven is sitting on 56.67 acres of pristine countryside. This property offers full flexibility, with an approved subdivision plan, dividing the land into three parcels: 22.95-acre plot featuring a charming home, plus two additional lots of 15.65 acres and 18.06 acres, respectively. Nestled at the end of a tranquil dead-end road, this property boasts a home with a mother-in-law suite. Offering three bedrooms and one full bath upstairs, and two bedrooms and one bath in the suite below. Updates include a new roof, septic tank, and pumps, along with a HE furnace, a large hot water tank, paint, and a newer washer/dryer. The benefits don't end there—services for another home are already in place, presenting the opportunity for further development, this property holds promise for both personal enjoyment and investment potential. This property is uniquely enriched with numerous year-round artesian water springs. These springs, under natural pressure, effortlessly bring water to the surface, eliminating the need for pumping. This feature not only adds to the allure but also ensures a continuous water supply ideal for sustainable living, agricultural use, or recreational activities. On this property, you will also find a professional international-sized soccer pitch measuring 120 yards by 80 yards, complete with professional-style full-size goals. Perfect for sports enthusiasts, this pitch is maintained in pristine condition, thanks to the plentiful water supply that ensures lush, green turf all year round. Don't miss the chance to own this unique sporting haven where you can play, train, or host events in an idyllic setting. Don't miss your chance to own a slice of paradise in Kleskun Springs North. Seize this rare opportunity to craft your ideal lifestyle amidst breathtaking natural beauty. Wanting more land? Immediately next door,

there is an additional 22.41 acres (Kleskun Springs East), 112.28 acres with a home (Kleskun Springs South) and another 27.09-acre parcel (Kleskun Springs West), also for sale and could be offered all together at a discounted rate.