



**725043 RR54**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2182192**

**\$1,250,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,729 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Many Trees, Private, See Remarks		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	5-72-5-W6
<b>Exterior:</b>	Cedar, See Remarks, Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home		

**Inclusions:** N/A

SO MANY OPPORTUNITIES WITH THIS PRIVATE TREED ACREAGE MINUTES FROM TOWN ZONED CR-5!! THESE TYPES OF ACREAGES DON'T BECOME AVAILABLE OFTEN, SO CLOSE TO TOWN STILL ZONED CR5 AND WITH A SHOP TO RUN YOUR BUSINESS OUT OF. STUNNING SUNSETS YEAR ROUND WITH VIEW OF CITY LIGHTS IN WINTER (when leaves are off the trees) LOCATED WITHIN CLAIRMONT LIMITS ON RANGE ROAD 54, THIS 2729SQ' 4 BED 3 BATH BUNGALOW WAS MOVED ONTO A NEW FOUNDATION WITH WALKOUT BASEMENT IN 2021. (basement partially finished, planned to be 6 bedroom house) THE GARAGE WAS BUILT ONTO THE HOME IN 2021 AS WELL, CURRENTLY FINISHING STUDIO APARTMENT IN THE 2ND STOREY SPACE (will be finished within 1 month). LONG LIST OF UPDATES DONE IN 2021, WHICH SOME INCLUDE NEW 4 STAGE SEPTIC SYSTEM, NEW ROOFING, NEW SIDING, ALL NEW DUCTING AND FURNACE, 90% NEW ELECTRICAL, ALL NEW WINDOWS (except 3) AND THE LIST GOES ON. IN-FLOOR HEATING IN BASEMENT, GARAGE AND SHOP. THE 48X60 SHOP IS ON A NICELY SEPERATED YARD WITH 2 -14'W 16' H OVERHEAD DOORS, 12'W 14'H DOOR ON THE SIDE.

NOW LET'S TALK OPPORTUNITIES.... RUN YOUR BUSINESS OUT OF THE SHOP AND LIVE IN THE HOME AND PAY YOURSELF RENT?? OR HAVE ABSOLUTELY GREAT MORTGAGE SUBSIDY WITH RENTING OUT THE SHOP (2/3 currently rented out for \$2250/month, has been previously fully rented for \$4000/month) THEN COULD ALSO RENT OUT THE STUDIO APARTMENT FOR 800-1000/MONTH, PROVIDING YOU WITH \$3000-\$4000/MONTH OF MORTGAGE HELP!!! ENDLESS POSSIBILITIES!!

WRITING ALL THIS I AM ALMOST SELLING IT TO MYSELF AGAIN (seller is licensed real estate professional in AB)