



1 85031 Township Road 735
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2195239

\$480,000



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	10.50 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Pasture		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	30-73-8-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR5
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

For more information, please click Brochure button. Lovely 10.5 acre property with 2015 Modular home. This 3 bed, 2 bath 1520 sq ft home features open concept kitchen, dining & living room with large windows, island & pantry. Excellent for hosting family & friends. The primary bedroom has a walk-in closet and ensuite with step-in shower. A 4pc bath is between the other 2 bedrooms. Bountiful closets & storage space. Enjoy sunsets or northern lights from the decks. Outside you will find raspberries, haskaps, chokecherries, currants and a mature saskatoon orchard that has been used for u-pick. Recently planted fruit trees also compliment the acreage. Perimeter is fenced. There are also 3 sheds. Good well.