



**45080 Highway 670 Highway  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2203210**

**\$479,699**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Gravel Driveway		
<b>Lot Size:</b>	1.03 Acres		
<b>Lot Feat:</b>	Square Shaped Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	6-72-4-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** 20 ft c-can, fire pit, red outbuilding,

This 1.03-acre property offers a 2016 modular home with 3 bedrooms, 2 bathrooms, plus a den/bonus room. The primary suite features a walk-in closet and ensuite with a tub and shower. The 30x30 heated garage sits on a "thick pad with a drain, has two "overhead doors, tin interior and exterior for low maintenance, and radiant heat. It is also plumbed for a bathroom, with a water source setup required. Additional features include a detached garage converted into a man cave with a wood stove, an insulated and heated outbuilding, a 4-stage septic system with recent upgrades, and a 4500L cistern. The fully fenced property has a gated entrance set back from the highway for easy access. A 20ft x 8ft sea-can and fire pit are also included. Acreage living with a fully heated garage at this price is a rare find. Schedule a showing today.