

52034 twp rd 744a  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2225039

**\$829,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,683 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	20.27 Acres		
Lot Feat:	Farm, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Low Maintenance		

Heating:	High Efficiency, Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s)		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, blinds, curtain rods, shed, central vac

20+ AG Zoned acres just North of Sexsmith!! This home is absolutely immaculate!! The main level features a nice entry from the garage with a laundry room and a powder room. There is also another main entrance. The main living area is bright and open with tall ceilings. You will appreciate the high end cabinetry, top end appliances and large island. Plus the spacious areas the dining and living room provide. The master bedroom is a great size with a nice closet and en-suite. The other 2 bedrooms on the main level are also a great size. The basement is fully finished with a large open area, 2 good sized bedrooms, a storage room, future bathroom space and a wood stove! Outside you will find a beautifully finished home with a front deck, concrete bib in front of the garage, 28'30' storage shelter, shed/chicken coop, 20 acres of agricultural land and much more. The home has a well, septic, natural gas and power services. Hard to find property!