

17- 713019 RR 71  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2251262

**\$1,700,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,794 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Asphalt, Concrete Driveway, Double Garage Attached, Ele		
<b>Lot Size:</b>	60.55 Acres		
<b>Lot Feat:</b>	Farm, Many Trees, Private		

<b>Heating:</b>	In Floor	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	24-71-7-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Pantry, Sauna, Soaking Tub, Storage, Wet Bar		

**Inclusions:** Solar powered gate, blinds and window coverings, 2 sheds. SHOP- Fridge, stove, washer, dryer, compressor, cabinets

Generational opportunity to own 60 picturesque acres overlooking the City of Grande Prairie with an immaculate fully developed bungalow, impressive shop with living quarters and 40x80 hay shed. This is a fantastic homesite for a family who enjoys the outdoors, horse enthusiast, hobby farmer, developer or if you are just looking for a beautiful private country estate close to town. Located 5 minutes west of town this pristine property has been meticulously developed and landscaped by these original owners taking full advantage of the rolling terrain and capitalizing on the great view of the surrounding countryside and city skyline. The home, shop, yard and garden are well sheltered amongst a treed portion of the property and then there are about 40 acres of farmland and another 10-15 acres of trees with walking trails and 2 dugouts. The 1794 sqft bungalow is in immaculate condition, has full ICF walls to ceiling, and the functional floorplan offers 5 bedrooms, 3 full bathrooms, in-floor heat throughout entire home and garage, huge laundry room, wet bar, sauna, spacious maple kitchen, covered front veranda, garage entrance to basement, covered rear deck with glass railing and oversized double garage. The amazing 34 x 54 shop is fully finished with in floor heat, 16 ft ceilings with a 14 ft overhead door, 12 ft overhead door and complete living quarters including full kitchen, full bathroom and mezzanine sleeping area. Other notable features of the property include: Agricultural zoning (the most flexible of all zonings), new shingles in 2025 on house, shop and sheds, winding driveway framed with mature evergreens, solar powered front gate, fully fenced perimeter, asphalt and concrete apron and parking between house and shop, additional cold storage attached to shop and hayshed, and lastly the owner has 7 acreages subdivided and ready for construction on the

same &frac14; which could be available in a larger package sale &ndash; please inquire for more details if interested.