

720078 Range Road 63  
Grande Prairie, Alberta

MLS # A1047414



**\$4,200,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE                                      |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | Acreage with Residence                    |               |                   |
| <b>Size:</b>     | 3,000 sq.ft.                              | <b>Age:</b>   | 1976 (47 yrs old) |
| <b>Beds:</b>     | 1   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Attached                    |               |                   |
| <b>Lot Size:</b> | 160.98 Acres                              |               |                   |
| <b>Lot Feat:</b> | Creek/River/Stream/Pond, Farm, Front Yard |               |                   |

|                    |  |                   |                                   |
|--------------------|--|-------------------|-----------------------------------|
| <b>Heating:</b>    | See Remarks                              | <b>Water:</b>     | Well                              |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Linoleum | <b>Sewer:</b>     | Holding Tank, Septic Field, Sewer |
| <b>Roof:</b>       | Cedar Shake                              | <b>Condo Fee:</b> | -                                 |
| <b>Basement:</b>   | Partial, Partially Finished              | <b>LLD:</b>       | 4-72-6-W6                         |
| <b>Exterior:</b>   | Aluminum Siding                          | <b>Zoning:</b>    | CR5 Home Place and AG Far         |
| <b>Foundation:</b> | Piling(s)                                | <b>Utilities:</b> | -                                 |
| <b>Features:</b>   | See Remarks                              |                   |                                   |

**Inclusions:** -

Rare find! A spectacular acreage plus 151 acres next to it. 9.98 acres with beautiful ranch style home and 2 large shops and 151 acres fenced. Separate titles.. Recently annexed as part of the City, on 116 Street bordering Bear Creek. Attractive landscape is fenced & cross fenced & has a powered gate & well lit yard. Cedar shakes, large deck, patio area. The 3000 sq ft house has a triple car garage with in-floor heat. The home has 3 living room areas, a gorgeous sun room, kitchen with coreon counter tops, bright breakfast nook, dining room, 4 bedrooms (two with walk-in closets & en suites), 4 bathrooms total, and an office. 3 furnaces & 3 air conditioners. The main shop is 40' x 95' with a 16' x 14' OHD and one smaller OHD. Concrete floor & finished. 3000 PSI Hotsy & Air compressor. 12' x 40' mezzanine with office & bathroom. Other shop is 40' x 80' with a 16' x 14' OHD & is cold storage. Well and field pump-out for house. Shop sewer to holding tank. Land is currently used for hay crop and is fenced.