

50010 TWP 733A Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2013796



\$975,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,804 sq.ft.	Age:	1980 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	112.28 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	19-73-4-W6
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Jetted Tub, Kitchen Island, Open Floorplan		

Inclusions: N/A

QUICK POSSESSION AVAILABLE!! Enjoy the open views from your 112.28-acre piece of heaven located on a dead-end road next to crown land on Kleskun Lake. With so much space and natural beauty to explore, you'll never tire of the breath-taking views, peaceful surroundings, and open landscape free from obstructions. This property truly offers the perfect blend of functionality and natural charm, making it an ideal location. One of the standout features of this property is its abundant water supply. With natural springs and an artesian well, there's no need to haul water for the cattle. This property is ideal for ranchers who want to raise livestock without worrying about water shortages. The home features 4 bed/2 bath home with all your living space on 1 level is sure to impress. The open living, dining and kitchen areas offer the perfect space for entertaining friends and family. Many recent Renos have been completed within the last year, which include; new vinyl plank flooring (Entrance, Kitchen, Dining, Livingroom, Hallways, Bathrooms, some Bedrooms), new Kitchen taps, new paint (Entrance, Kitchen, Dining, Livingroom, Hallways, Bathrooms, Some Bedrooms), new exteriors doors & locks, new trim and walls, new metal pilings on cement bases, new skirting, paint & trim and new Kitchen appliances. Outside you will enjoy sitting on 1 of your 3 decks and enjoying the views, sunrises and sunsets while sipping your coffee.