

62, 25039 Twp Rd 722
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2124817



\$379,900

Division:	Rio Bend Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Double Wide Mobile Home		
Size:	1,520 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Multiple Driveways, None, RV Access/Parking		
Lot Size:	4.18 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Private, Treed		

Heating:	Forced Air, Propane	Water:	Cistern
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-72-2-W6
Exterior:	Vinyl Siding	Zoning:	CR4
Foundation:	Piling(s)	Utilities:	Natural Gas, Propane, Water Paid For
Features:	Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Pressure Pump, Washer, Dryer, Microwave, Stove, Refrigerator, Dishwasher

Offering an excellent acreage in the quiet and picturesque subdivision of Rio Bend Estates. Located just 5 minutes from the quaint community of Bezanson and within 30 minutes to Grande Prairie. Just a short atv ride and you have access to your extended outdoor oasis via crown land that takes you on an adventure to the beautiful Smoky River valley! Upon approaching your 4.18 acres, you will notice an inviting landscape with a diverse variety of trees, grassy areas, a private fire pit retreat and a large pond (pond not included in 4.18 acres but completely private!) offering a peaceful setting rich with wildlife. Inside you will be welcomed by a large open floor concept with loads of natural light offering a bright and airy aesthetic including updated vinyl plank flooring. The heart of the home is complete with large corner pantry, updated appliances and eat up island! Off the main entrance which houses your laundry and utilities you have your primary bedroom featuring large walk in closet and 4 piece ensuite complete with large jetted corner tub. Making your way to the opposite end of the home you will find another entrance with a second deck, a large coat closet for additional storage, two more bedrooms and a second 4 piece bathroom. This property is truly one you will want to view. There is natural gas brought right to the home however it is currently run on propane. This diverse property offers many areas and opportunity to expand on what is there by building your future garage, and/or a place to build your dream home down the road. Book your viewing and get started building your dream life out in the country, today!