

**71, 743010 Range Road 50**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2148096**



**\$430,000**

<b>Division:</b>	Morgan's Mountain Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,391 sq.ft.	<b>Age:</b>	1945 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached, RV Access/Parking		
<b>Lot Size:</b>	3.77 Acres		
<b>Lot Feat:</b>	Back Yard, Corners Marked, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Pellet Stove, Propane, Wood	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Concrete, Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	24-74-5-W6
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Other, Vinyl Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas at Lot Line
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, washer, dryer, dishwasher, microwave rangehood

**\*\*\*Huge price reduction\*\*\*** Enjoy the peace and quiet tucked in the trees on 3.77 Acres in Morgan's Mountain -House and shop! This historical character home was moved here in 2008 & put on an ICF foundation and the windows, doors, plumbing, furnace and electrical were upgraded at that time. Metal roof and kitchen have since been updated. Great front entry with lots of built in cabinets and storage. Sunny south facing living and dining areas with lots of windows and original hardwood flooring. The kitchen was updated in 2012 and features stainless appliances. A bedroom and a 3pc bath complete this level with 2 more bedrooms tucked upstairs. The basement features a bedroom (at drywall stage and insulated laminate flooring) and 4pc bath as well as a partially finished area (to drywall stage and sub-floor over concrete) with a certified wood pellet stove. Also of note, the back entrance/addition is new (to drywall stage) and boasts a picture window for bird watching. Outside you will find decks on 3 sides of your home with a covered hot tub area, 2 garden areas, a large fire pit area, walking trails with wild raspberries, strawberries and saskatoons, 2 sheds and a 30 x 40 archrib steel shop that has electrical installed. The home is on propane heat, Minnesota Mound for septic and a cistern for water. Call your favorite Realtor today!