

**51068 TWP RD 732 Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2169258**



**\$614,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,831 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	9.76 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Other	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	14-73-5-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, otr microwave, dishwasher,

**IMMEDIATE POSSESSION!** 9.76 acres zoned CR-5! **\*\*RENOVATED\*\*** This acreage home has been newly set up and offers tons of great value to the buyer. The main level offers a nice kitchen, large dining and living space, lots of windows, an office, a powder room and is a great space for you to raise your family in. The upper level has a bright open master bedroom complimented by an en-suite. Plus an additional 3 bedrooms and a full bathroom. The fully finished basement has a large open space, bedroom and a bathroom. This feels like a brand new home! The updated exterior, large deck, heated oversized garage, new well, new sewer will have you feeling like you are moving into a brand new house! It is located on just under 10 acres and is zoned CR-5. This is a brand new acreage setup, with an older home on a new foundation with new services. Very nice property.