

72174 RR 13
DeBolt, Alberta

MLS # A2185667



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,677 sq.ft.	Age:	1963 (62 yrs old)
Beds:	5	Baths:	3
Garage:	Carport, Driveway		
Lot Size:	10.23 Acres		
Lot Feat:	Garden, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	9-72-1-W6
Exterior:	Wood Frame	Zoning:	A-1
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Laminate Counters		

Inclusions: Window Coverings

Looking for a little more space but don't want to drive miles and miles of gravel to get out of town? Check out this beautiful 10 acres 35 minutes east of Grande Prairie in the DeBolt area. Set back a mile from the highway but with pavement right to your driveway, you are sure to fall in love from the moment you drive up. The home and yard show magnificently with beautiful lawns, trees surrounding the home, and fresh exterior updates to the house including newer siding and shingles. Inside the home the main level features a bright and open living room and dining area, with access to the huge wrap-around deck, making it the perfect house for entertaining. Just off this area is the kitchen with plenty of storage and prep space. Down the hall are two bathrooms and three bedrooms including the massive primary bedroom. The basement is finished with a large entry area, a third full bathroom, 2 bedrooms, and a large rec area. And if that is not enough, there is a full second kitchen that can be used as the perfect summer kitchen for canning or you can have a friend or relative live with you and have their own space! Outside there is a carport area under the deck as well as the insulated and boarded 40x60 archrib shop. There is also a garden shed, chicken coop/dog house, woodshed, and a beautiful greenhouse. With a gorgeous, private rear yard surrounded by trees, you will be spending lots of summer days outside in the garden, playing around with the kids, or enjoying the evening by the firepit. There is also a second driveway off pavement providing an excellent opportunity to run your business off the north side of the property without it interfering with your personal yard. Be sure to check out this beautiful property before it's gone. Call your favorite Real Estate Professional to book a viewing today!