

**1419 Township Road 724**  
**DeBolt, Alberta**

**MLS # A2210694**



**\$734,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,037 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Driveway, Gravel Driveway, Single Garage Attached		
<b>Lot Size:</b>	30.30 Acres		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Dugout
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	Jetted Tub, No Smoking Home		

**Inclusions:** Woodstove, Livestock waterer, Air compressor, Shop, Built-in work bench in shop

Feeling Cramped? Tired of nosy neighbors looking over the fence? Need a little more space for work and play? Or a spot to run a little hobby farm? Check out this beautiful 30 acre parcel complete with a 2,037 sq.ft. custom bungalow featuring covered decks front and back, a 30 x 42 finished shop with attached 18 x 42 RV Bay, plus lean-to storage and a 32 x 48 covered barn with built in tack room. There are also post and rail pens and an automatic waterer for your four legged friend, as well as pasture land that is all fenced and cross-fenced, ready for your animals. You are sure to love the bright and open home developed with 3 large bedrooms, including the master with full ensuite and his and hers closets, the large living room with beautiful wood stove, the spacious dining area and wonderful country kitchen with plenty of storage and prep space. For your convenience there is also a small private office off the entrance, a rear entry/laundry area and a single garage converted to a family rec area. Located 35 minutes from Grande Prairie close to the friendly community of DeBolt.