

**67, 50001 713 Township  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2284031**

**\$720,000**



<b>Division:</b>	Aspen Ridge	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	2,424 sq.ft.	<b>Age:</b> 1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	4.10 Acres	
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot	

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	13-71-5-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** AS IS WHERE IS

**\*\*ONE OF A KIND PROPERTY\*\*** Over 2,000 sq. ft. bungalow is nestled on a beautifully treed 4-acre lot backing onto green space and Bear Creek/Crown Land, with miles of ATV and walking trails right in your own backyard. The home offers 3 bedrooms and 2.5 bathrooms, including a large ensuite with a tiled walk-in shower, soaker tub, and dual sinks, plus two generous living rooms featuring wood-stove inserts for cozy winter days. A large upgraded kitchen and dining area provide the perfect space for entertaining, while recent updates include brand-new shingles and two new furnaces, along with a newer hot-water-on-demand system. Basement is undeveloped. The garage is huge with a radiant gas heater and man door. The property is fully fenced, garden plots with fruit trees, outbuildings and more. Zoned CR-2 (allows for some horses and other animal units) On a water well, grandfathered in septic system and ample power locations ran throughout the property and a concrete pad ready for a detached garage or shop for future developments! If you are looking for ultimate privacy, space, unending adventures this could be the one!