

714032 35 Range  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2286012

**\$675,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	5.14 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Other
<b>Floors:</b>	Other	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	Cr-5 Country Residential
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Located in a desirable rural setting just off a quiet road, this 5+ acre property offers privacy, space, and excellent potential. The home, built in 2012, features an attached garage along with a separate detached garage, providing ample parking, storage, or workshop options. A tree-lined driveway adds to the property's charm and sense of seclusion while still offering convenient access to nearby amenities. An excellent opportunity for those seeking acreage living in a sought-after location.