

715060 Range Road 64,
Grande Prairie, Alberta

MLS # A2081862



\$990,000

Division:	Bear Creek Highlands		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,400 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Gravel Driveway, Triple Garage Attached		
Lot Size:	129.91 Acres		
Lot Feat:	Cul-De-Sac, See Remarks, Wetlands		
	Water:	Well	
	Sewer:	Open Discharge	
	Condo Fee:	-	
	LLD:	32-71-6-W6	
	Zoning:	AGRSA	
	Utilities:	Electricity Connected, Natural Gas Connected	

Inclusions: Fridge, stove, dishwasher, washer, dryer, microwave, all window coverings, pool table and accessories, office desk in basement and chicken coop.

HUGE PRICE REDUCTION. Rare opportunity to acquire this conveniently located 129.91 acre parcel that is inside the city limits just north of the airport. It features a 1400 sqft home in very good condition with a 26' x 36' attached garage (hot water heating in garage does not work) and also a 30' x 48' heated shop. Home offers three bedrooms up and one down, with three full bathrooms, vaulted ceilings, and large covered deck on rear of home. Basement is developed with a huge family/recreation room, office area, bedroom and full bathroom. See photos for an aerial photo of the property and layout of subdivisions. The cultivated acres were in grain, there is a large garden area and many trees on the home site including Haskap berries. Nice tree lined driveway to the home. There is a dugout and also a large slough on the SW corner of the property that the sellers installed a waterline from to the large garden area to pump water for irrigation purposes. Septic pump was just replaced. Take a good look at this property as it has much to offer for the future.