

**713028 Range Road 43**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2222028**



**\$584,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Many Trees, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	21-71-4-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	See Remarks		

**Inclusions:** window coverings, tv mounting bracket, dog run, garage heater, wood stove in shop, firepit,

It's difficult to find an acreage with such a beautiful setting - but here it is. Peaceful and private with a well-designed home and great outbuildings. The home offers 3 bedrooms, including a primary suite with a 4-piece ensuite (jetted tub) and walk-in closet. One of the two additional bedrooms also offers a walk-in closet. The open-concept kitchen features, a corner pantry, and overlooks the dining and living areas. The living room has wood burning fireplace. Enjoy two massive decks; choose the deck depending if you are looking for sun or shade. One deck has composite decking and glass railing. The property includes a 27' x 28' heated detached garage with floor drain and a 32' x 48' shop with a 12' door and wood stove. Other outbuildings include a greenhouse, wood shed, storage shed and fabulous kids playhouse/clubhouse. Property has a drilled well, septic tank & septic field. Embraced by mature trees and natural beauty, this property has privacy with the added bonus of being very close to crown land—perfect for those looking for outdoor adventure. Book your showing today to fully experience all this exceptional property has to offer. You are sure to fall in love!