

**703009 95 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2232719**



**\$325,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	See Remarks
<b>Foundation:</b>	Block
<b>Features:</b>	See Remarks

<b>Water:</b>	Other
<b>Sewer:</b>	Open Discharge
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	CR5
<b>Utilities:</b>	-

**Inclusions:** FRIDGE, STOVE, DISHWASHER.WASHER.DRYER ALL WINDOW COVERINGS, SOUTH EAST HORSE SHELTER AND WATER SHED, ROOTCELLER, PROPANE TANK

Looking for a hobby farm? This 10 acre parcel with a mobile home ready to move into could be the one! 3 Bed 1 bath renovated mobile home is clean and inviting! with an attached covered 10x16 porch/bootroom! The property is situated on a quiet road with local traffic only and super close to the river for amazing outdoor activities! The 10 acres is fenced with a rootceller and a dugout! The home is connected to propane for it's heat source which costs \$250/yr, there is a grain bin that covers the water tank that is used for the home. If you are looking for a great opportunity to get to the country and not have to start from scratch this could be the one! Notable features CR5 zoning, close to river for endless quadding, fishing, fenced, good water wells in the area. Book your showing today