

**720054 B Range Road 53  
Grande Prairie, Alberta**

**MLS # A2268545**



**\$475,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b> 2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Triple Garage Attached	
<b>Lot Size:</b>	11.31 Acres	
<b>Lot Feat:</b>	Few Trees, Front Yard, Lawn	

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AGRSA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		
<b>Inclusions:</b>	N/A		

11.31 acre acreage situated close to Grande Prairie on Range Road 53. The home is approx: 1400 square feet, with a un-finished walkout basement. Less than a mile off of the pavement. The property is listed with "NO SERVICES" to the home. Call today for your private showing before it is gone.