

**2-713002 Rge Rd 34 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2183945

\$579,900



Division:	Wapiti Ridge		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home		
Size:	1,672 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	5.60 Acres		
Lot Feat:	Subdivided, Treed		

Heating:	High Efficiency	Water:	Shared Well
Floors:	Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	Natural Gas Paid
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: na

BRAND NEW Little Rock Manufactured home on an acreage in Wapiti Ridge!! This home is sitting on a private secluded parcel of land featuring a 1672 SQF home with an open floor plan that includes 3 bedrooms, 2 bathrooms and many great features and upgrades. The kitchen has a nice layout offering lots of space and function. The large island, corner pantry and good size dining area is exactly what you've been looking for. There is vinyl plank flooring throughout the home. On one end of the home you have a primary bedroom with a walk-in closet, a full en-suite with a double vanity, soaker tub and walk-in shower. On the opposite end of the home you have 2 bedrooms accompanied by a full bathroom. There are 2 nice sized entrances and it comes with a large front deck. This is a beautiful brand new property waiting for you to move in and enjoy. The parcel of land is 5.6 acres and is zoned CR-5. (all pictures are sample photos/renderings). QUICK POSSESSION AVAILABLE. Home is now on site.