



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

722055 Range Road 43
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2116347

\$989,900



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,555 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	22.00 Acres		
Lot Feat:	Landscaped		

Heating:	In Floor	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-72-4-W6
Exterior:	Other	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Check out this acreage only 10 minutes from Grande Prairie situated on 22 acres. IMMEDIATE POSSESSION!! This spacious home, spanning over 2,500 square feet just on the main floor boasts 5 bedrooms, 3.5 bathrooms, abundant storage, and a 24' x 24' attached garage. The property offers versatility with three large horse shelters complete with pens, expansive pasture areas, a 40' x 60' shop featuring a concrete floor and pad, and a 40' x 130' archrib quonset. This beautiful property is completely fenced with pag wire for added security for your animals! Take in sweeping panoramic views from the garage's rooftop patio, accessible from both the primary bedroom and the kitchen. Inside, the kitchen on the upper level features an island with a cooktop, numerous cabinets, and stainless steel appliances including double wall ovens. The generous dining area flows into the spacious living room, which includes an additional sunken bonus area with a wood-burning stove. The main floor includes three bedrooms, including the master bedroom with its own ensuite, as well as a main bathroom. The basement boasts a sizable family room with ample space for your family's favorite games, along with a wood fireplace to keep it cozy. Additionally, there are two more bedrooms downstairs. Convenient amenities include a side entry leading to the laundry room, a handy half bathroom, and french doors opening to an office space that could easily be used as a sixth bedroom. Access to the attached garage is available from this level's mudroom/big entry area, which also offers plenty of closet space. Updates to the home include new shingles, Navien hot water on demand, a heating boiler installed in 2021 with new water lines on the main floor, and a newly constructed east side deck and stairs. Water is supplied to the house and shop via two water wells, and the septic

system features a tank with grey water pumpout. Don't miss out on the chance to explore this remarkable property—call today for more information and to arrange your private tour!