



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

34070B 670 Highway
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2181885



\$499,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,553 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | RV Access/Parking | | |
| Lot Size: | 6.08 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, See Rem | | |

| | | | |
|--------------------|---|-------------------|--------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Tile, Vinyl | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 5-72-3-W6 |
| Exterior: | Mixed | Zoning: | CR5 |
| Foundation: | Poured Concrete | Utilities: | Electricity, Natural Gas |
| Features: | Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage | | |

Inclusions: Shed

Freshly Updated CR-5 Zoned Affordable Acreage Only 15 Minutes East Of Grande Prairie! This 4 Bed 2 Bath Updated Home Is Situated On 6.08 Acres, with a 35x45 Quonset that has concrete floor with floor drain, powered overhead garage door opener, and power ran throughout. Entering this home you will appreciate the spacious entry way, that leads you into the semi open concept kitchen, dining and living room. Kitchen hosts ample cabinet + counter space, and window above the kitchen sink allowing you to enjoy the view of your front yard. Dining allows space for any table size for all occasions. Living room is grand , with numerous windows allowing natural sunlight in, also patio doors allowing access to your large front deck. Remainder of the main floor consists of three bedrooms, and a full bathroom. Heading into the fully finished basement you will find a family room, complimented by desired real wood burning fire place, the master bedroom with full en-suite, office/den with potential 5th bedroom, and laundry/utility room. With the zoning of this acreage being CR-5 it allows you to run a home business, which leads me to next part of the home which offers a fully finished kennel, with dog bathing area, and outside dog runs. So whether you are looking to break into new business venture, or convert it into extra living space or whatever your heart desires. The land is well manicured , and peaceful compliment with a shed for storage. Book your viewing today as this acreage will be sure to please.