



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

**695082 124 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2155514**



**\$199,900**

<b>Division:</b>	NONE
<b>Lot Size:</b>	10.01 Acres
<b>Lot Feat:</b>	-
<b>By Town:</b>	Elmworth
<b>LLD:</b>	32-69-12-W6
<b>Zoning:</b>	AG
<b>Water:</b>	Well
<b>Sewer:</b>	Septic System
<b>Utilities:</b>	Electricity Paid For

**HUGE PRICE REDUCTION!** Premier 10 acre recreational property located 13km southwest of Elmworth. Situated on the Monkman pass road - which goes to Tumbler Ridge. This property has it all. Surrounded by trees, newer cabin with loft, complete with electricity & wood stove. Huge old barn with loft. Historic pig barn. Older home - no value attributed to it. Newer cook shack/shelter/band stand. Firepit area. New outdoor shower shack. Gun range berm. Playhouse. Stream runs through the property with zipline across. Hiking/skiing/quad trails cut through the trees. Wild raspberries, saskatoons and flowers grace the property. Large grass area ideally for all your family and friends to park their RV's and also play games. Property has a drilled well, power, septic tank, gated entrance, and graveled lane.