



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

780-831-7725
 jackadmin@gpremax.com

9-55007 TWP RD 725
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2162347



\$669,500

Division:	Smallwood Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,981 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, RV Access/Parking		
Lot Size:	3.88 Acres		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Treed		

Heating:	Forced Air, Natural Gas	Water:	Shared Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	CR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: None

Treed acreage less than 10 minutes from Grande Prairie just east of Clairmont with a 5 bedroom 2.5 bathroom home with an extra large double garage. This gorgeous acreage is surrounded by evergreen trees and backs onto treed greenspace and is zoned CR2. The home features a roomy main level featuring and eat in kitchen, formal dining room, living room with gas fireplace, main floor laundry and an office. There is also a roomy entrance area with storage beside the garage. Upstairs there are 4 bedrooms and 2 full bathrooms including the extra large master boasting a walk in closet and ensuite with a large walk in shower. The basement is partially finished with a recroom and a large bedroom. Outside is a large deck, concrete patio area, a shed and lots of parking for RV's boats and trailers. The attached double garage is heated, and the home has CENTRAL AC! This great acreage with a modern home on county taxes is a great option for acreage living minutes from town. ASK YOUR AGENT FOR A FULL ACREAGE BROCHURE!