



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

780-831-7725
 jackadmin@gpremax.com

743061 64 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2168605



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,016 sq.ft.	Age:	2005 (19 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	140.98 Acres		
Lot Feat:	Farm, See Remarks		

Heating:	Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	21-74-6-W6
Exterior:	Metal Siding	Zoning:	AG
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

One-of-a-kind home on 140 acres!! This AG-zoned property offers plenty of space and potential. The home features an open layout with vaulted ceilings and a large loft-style primary bedroom with a full ensuite. The main floor features a large living room area, kitchen with ample cupboard space and a half bath. In floor heat to keep you cozy all year round! The Attached garage has its own separate in floor heat. You will love this 15x39' garage with 10' doors! It is perfect for storage or equipment. The garage has a separate entrance doors on the front and back, as well as a door into the house. Outdoors offers fenced area is ready for livestock, and a large Quonset for additional storage or agricultural use. The land generates revenue through leases with local farmers, making it a great investment. Located near the green zone, it's also an ideal spot for hunting enthusiasts. (Travel Trailer does not stay with the property)