



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

780-831-7725  
 jackadmin@gpremax.com

**55046 725 Township**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2181593**



**\$529,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	4.75 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5 Country Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** N/A

ACREAGE LIVING JUST MINUTES FROM CLAIRMONT CITY LIMITS! Amazing opportunity to own your very own private acreage with a detached shop and an opportunity to run a small business or simply enjoy acreage living minutes away from local amenities. As you drive up you will notice the gorgeous rows of trees which provide a nice touch of privacy. Step into the home and you will notice a well appointed open concept kitchen and living area with VAULTED CEILINGS, FORMAL DINING SPACE, PANTRY, STONE ISLAND WITH ADDITIONAL SEATING, AND SKY LIGHTING. Head towards the SPACIOUS PRIMARY BEDROOM and you will notice the WALK IN CLOSET & 4-PIECE ENSUITE! Continue through the home and you will be greeted by 3 ADDITIONAL BEDROOMS & 4 PIECE BATHROOM which offers excellent storage/office opportunities or simply room for the entire family! Explore outside and you will notice the MASSIVE 40' X 22' DETACHED HEATED SHOP with CONCRETE FLOORS perfect for running your small business or utilizing the exceptional storage opportunity! This acreage also offers A LARGE GARDEN, FENCED DOG RUN, ADDITIONAL TIN SHED W/ POWER, FIREPIT AREA, AND VOLLEYBALL & SPORTS AREA. The holidays came early - WELCOME HOME!