



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

780-831-7725
 jackadmin@gpremax.com

1 85031 Township Road 735
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2195239



\$480,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	10.50 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Pasture		

Heating: Forced Air, Propane

Water: Private

Floors: Carpet, Linoleum

Sewer: Open Discharge

Roof: Asphalt

Condo Fee: -

Basement: None

LLD: 30-73-8-W6

Exterior: Vinyl Siding, Wood Frame

Zoning: CR5

Foundation: Piling(s)

Utilities: -

Features: Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

For more information, please click Brochure button. Lovely 10.5 acre property with 2015 Modular home. This 3 bed, 2 bath 1520 sq ft home features open concept kitchen, dining & living room with large windows, island & pantry. Excellent for hosting family & friends. The primary bedroom has a walk-in closet and ensuite with step-in shower. A 4pc bath is between the other 2 bedrooms. Bountiful closets & storage space. Enjoy sunsets or northern lights from the decks. Outside you will find raspberries, haskaps, chokecherries, currants and a mature saskatoon orchard that has been used for u-pick. Recently planted fruit trees also compliment the acreage. Perimeter is fenced. There are also 3 sheds. Good well.