

**34035 713A Township**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2162328**



**\$579,900**

<b>Division:</b>	Wapiti Ridge		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,456 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	5.60 Acres		
<b>Lot Feat:</b>	Subdivided, Treed		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** \$5000 Appliance allowance

**IMMEDIATE POSSESSION!! BRAND NEW Little Rock Manufactured home on an acreage in Wapiti Ridge!!** This home is sitting on a nicely treed acreage and offers 1456 SQF featuring an open floor plan with 3 bedrooms, 2 bathrooms and many great features and upgrades. The kitchen comes with all the appliances (you will be given an appliance allowance), a large island, corner pantry and a good size dining area accompanied with a large living room. There is vinyl plank flooring throughout the home. On one end of the home you have a primary bedroom with a walk-in closet, a full ensuite with a double vanity. On the opposite end of the home you have 2 bedrooms accompanied by a full bathroom. There are 2 nice sized entrances and it comes with a large front deck. This home has a full basement with numerous good options to finish it the way you would like. The builder does offer options like a finished basement or a detached garage option. Quotes available upon request (to serious buyers). This is a beautiful brand new property waiting for you to move in and enjoy.