

**713010 Rge Rd 34 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2162328



\$579,900

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

Heating:	High Efficiency	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	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.