

**45080 Highway 670 Highway
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2203210



\$479,699

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	1.03 Acres		
Lot Feat:	Square Shaped Lot, Treed		

Heating:	Forced Air	Water:	Cistern
Floors:	Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	6-72-4-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 20 ft c-can, fire pit, red outbuilding,

This 1.03-acre property offers a 2016 modular home with 3 bedrooms, 2 bathrooms, plus a den/bonus room. The primary suite features a walk-in closet and ensuite with a tub and shower. The 30x30 heated garage sits on a "thick pad with a drain, has two "overhead doors, tin interior and exterior for low maintenance, and radiant heat. It is also plumbed for a bathroom, with a water source setup required. Additional features include a detached garage converted into a man cave with a wood stove, an insulated and heated outbuilding, a 4-stage septic system with recent upgrades, and a 4500L cistern. The fully fenced property has a gated entrance set back from the highway for easy access. A 20ft x 8ft sea-can and fire pit are also included. Acreage living with a fully heated garage at this price is a rare find. Schedule a showing today.