

725060 RR 110  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2120158



## \$750,000

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Livestock, Pasture		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway		
<b>Lot Size:</b>	151.75 Acres		
<b>Lot Feat:</b>	Farm, Pasture		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Hythe
<b>Basement:</b>	None	<b>LLD:</b>	36-72-11-W6
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Walk-In Closet(s)		

**Major Use:** Pasture

Beaverlodge/Hythe Area. 150+/- acres fully developed including a 1520 sqft. 4 year old modular home. Nice open plan, 3 bedrooms and 2 baths on newly serviced yard site. Original yard site has a 26 x 38 heated shop with a 12 x 16 well house attached. The barn is 28 x 48 with water, power, lights, tie stalls, box stalls and a tack room. There are several good storage sheds and two pole sheds, a 42 x 60 and a 24 x 48. Extensive Bison fencing including perimeter, 5 separate pastures, alley way and handling area. There is a large dugout and smaller watering areas as well as an all weather watering bowl. Multiple good drilled water wells on the property. This property is suited for all types of livestock, horses or revenue generating pasture. There is also a surface lease that pays \$3,900.00 per year. Centrally located only 1 mile off pavement less than ten minutes to Beaverlodge and five minutes to Hythe. Great value for what we are offering for sale, neighboring bare quarters are selling for \$450,000.00. Call the Realtor&reg; of your choosing for more information.