

**30-85060 TWP RD 722**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2161449**



**\$529,900**

<b>Division:</b>	Mountain Side Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,442 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Single Garage Detached		
<b>Lot Size:</b>	6.03 Acres		
<b>Lot Feat:</b>	Many Trees, Pie Shaped Lot, Treed		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** None

5 bedroom Bungalow on 6 beautifully treed acres with pavement all the way to your driveway and just 22 minutes from GP. This 5 bed 2 bath bungalow has loads of space with just over 2400sqft of space all on one level and wheel chair accessible! Updates over the last few years include Air Conditioning, metal roof, gravel landscaping to expand parking, a dugout, new septic tank, natural gas back up generator and a trail around the perimeter! This spacious home features a large living area, dining and kitchen area with lots of windows and vaulted ceilings. Just down the hall is the huge master bedroom with deck access that also features a huge master ensuite with a separate shower and soaker tub. There are 4 more bedrooms and a full bathroom. Most of the home is finished with vinyl plank flooring and there is no carpet! A big family will be perfect as with hot water on demand you can shower as long as you like! Outside you will find a large grassy yard that could be fenced for horses. There is a single heated detached garage with power and an older barn that could be fixed up to use with animals. Behind the home is a massive deck facing the incredible treed private field. This acreage also has a great water well that when tested a couple years ago and had an amazing 7 gallons per minute ( see well report in brochure)!