

**90058 A & 90058 B Township Road 720  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2242167**



**\$1,600,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,274 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Heated Garage, Oversized, Quad or More Attached		
<b>Lot Size:</b>	115.62 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas, Radiant	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	1-72-9-W6
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	Breakfast Bar		

**Inclusions:** All appliances in the House, Garage and shop as is where is.

115+/- acres with a 4274 sqft home and a 3267 sqft garage attached. Plenty of room in this one-level home for entertaining and a large heated garage to store your vehicles and toys. The garage is also set up with a 2nd kitchen and dining room. There is a 4080 sqft shop with 16 ft doors and 18 ft ceilings, with an additional 3120 sqft of office space and a mezzanine with sleeping quarters and a coffee room. There is approximately 3 acres of well-gravelled yard space with underground power throughout the yard and a hitching rail for plugging in trucks and equipment. There is an 800 sq ft cottage/ 2nd residence located in the main yard as well. Balance of property is a mix of hayfield, native trees and a recreation area with a cook house, patio, and an outdoor pool. The cookhouse offers power, lights, a full bathroom, an outdoor shower and an outhouse. A pond with a man-made beach and quad trails throughout adds to the recreational appeal. This diverse property is suitable for contractors, truckers or R.V. storage, and is also an excellent set-up for an extended family or multi-family operation. Location is great, only 20 minutes West of Grande Prairie, 10 minutes East of Beaverlodge, 1 mile off pavement and 1/2 mile from the Saskatoon mountain recreation area. Contact us for a more detailed feature sheet or with questions regarding this property and its extensive infrastructure.