

**720078 Range Road 63  
Grande Prairie, Alberta**

**MLS # A1047414**



**\$4,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence		
<b>Size:</b>	3,000 sq.ft.	<b>Age:</b>	1976 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	160.98 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, Front Yard		

<b>Heating:</b>	See Remarks	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	Holding Tank, Septic Field, Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	4-72-6-W6
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	CR5 Home Place and AG Far
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** -

Rare find! A spectacular acreage plus 151 acres next to it. 9.98 acres with beautiful ranch style home and 2 large shops and 151 acres fenced. Separate titles.. Recently annexed as part of the City, on 116 Street bordering Bear Creek. Attractive landscape is fenced & cross fenced & has a powered gate & well lit yard. Cedar shakes, large deck, patio area. The 3000 sq ft house has a triple car garage with in-floor heat. The home has 3 living room areas, a gorgeous sun room, kitchen with coreon counter tops, bright breakfast nook, dining room, 4 bedrooms (two with walk-in closets & en suites), 4 bathrooms total, and an office. 3 furnaces & 3 air conditioners. The main shop is 40' x 95' with a 16' x 14' OHD and one smaller OHD. Concrete floor & finished. 3000 PSI Hotsy & Air compressor. 12' x 40' mezzanine with office & bathroom. Other shop is 40' x 80' with a 16' x 14' OHD & is cold storage. Well and field pump-out for house. Shop sewer to holding tank. Land is currently used for hay crop and is fenced.