

**715050 RR74**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1137091**



**\$1,700,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,190 sq.ft.	<b>Age:</b>	1983 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	140.00 Acres		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum, Tile

**Sewer:** -

**Roof:** Metal

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 32-71-7-W6

**Exterior:** Log

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** All outbuildings, diesel generator back up system, reverse osmosis, iron filter

140 +/- Acres only 7 miles West of Grande Prairie. 2,190 sq ft Custom Built Log Home, with fully developed basement and double attached garage. Numerous outbuildings including 28 x 30 detached garage, 40 x 80 heated shop with mezzanine, bathroom and 3 OH doors. 70 x 160 riding arena. Horse barn with water and electric heat, heated social house with 2 OH doors. Property is set up for a contractor or trucking company. Land is fenced and cross fenced. Multiple pastures. Two watering bowls. Ideal for horses or cattle. Property has a great view of Grande Prairie and Bear Lake. This one of a kind property has everything. Replacement cost would be double our asking price.