

**723060 Range Road 62
Clairmont, Alberta**

MLS # A2033690



\$1,950,000

Division:	N/A		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,383 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Driveway, Garage Faces Side, Heated G		
Lot Size:	141.92 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Front Yard, Garden, Many Trees, Pasture, Private, See		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-72-6-W6
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bookcases, Built-in Features, Ceiling Fan(s), See Remarks		

Inclusions: Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, window coverings, all outbuildings

Unbeatable location for this premium property currently zoned 'agriculture' with potential to subdivide for industrial, commercial, or residential development. Located 5 km from the City of Grande Prairie limits with pavement right up to the driveway is this amazing 141.92 acre parcel with custom built 1,383 sq.ft., 5 bedroom & 3 bathroom home with oversized, attached 24' x 30' garage. There is also a full cement floor, 32' x 60' shop, half-insulated & heated with the remaining half currently used for cold storage & sizeable to accommodate an R.V. Dividing wall between areas has oversized door big enough for forklift to pass through in addition to regular sized man door. Workbenches run the length of the insulated side for all your projects on the go. Excellent set-up for livestock and horses having 24' x 32' wood floored barn with tack room, stall & troughs area, hay storage and big sliding doors to allow tractor to haul in bales. Fenced paddocks with sheds and 2 water systems. Water well produces soft water & there is immense dugout for additional water supply. Other outbuildings include chicken house, playhouse & sheds. Additional revenue stream from approx. 100 acres of crop rental. Beautiful views & gorgeous grounds of the private yard with flower beds & many, many varieties of trees planted including spruce, apple, ash, willow & honeysuckle. Take your quad or horse to utilize & enjoy walking & riding area around perimeter of the property. The fully-developed bungalow has 3 bedrooms and 1.5 bathrooms up, including primary bedroom with ensuite, & 2 bedrooms & full bathroom down. Incredibly bright throughout with many, large windows. Kitchen has loads of soft close oak cabinets, built in display/bookcase by dining area & sizable living room. Super convenient, multiple access points to go in & out of the home.

Roomy entry way by front door has double coat closet, door to laundry area & door leading directly into garage. Laundry area has sink & cabinets and door leading to yard. The finished, heated garage has hot and cold taps, mandoor to outside as well as stairs leading to the basement of the home. Gas fireplace in the enormous living room downstairs plus the separate cold room, storage & utility rooms. All the bedrooms have generous sized closets. Development to the east is the many, varied & expanding industrial & commercial businesses of Clairmont. Property is also just south of Ferguson Lake and 2 km north of the ‘Crosslink County Sportsplex’. Grande Prairie is a city with diverse industries – oil & gas, forestry, business & government, agriculture, healthcare, services, retail, commercial, tourism and TV & film production. Being a regional hub, the City has a primary trade area of 180,000+ and an expanded area of 301,000. With over 10 billion in planned & proposed projects currently in the works, Grande Prairie is an active, vibrant & exceptional place for growth, investment, & opportunity as well as great place to raise a family & call "home".