

10, 50027 Township Road 744
Rural Grande Prairie No. 1, County of, Alberta**MLS # A2218840****\$400,000**

Division:	Hillside Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	3.34 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, Native Plants, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	24-74-5-W6
Exterior:	Wood Frame	Zoning:	CR-4
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan, See Remarks		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Enjoy the beauty of the countryside with this splendid acreage in the well cared for 'Hillside Estates subdivision! The private yard has lots of existing grassed, open space plus trees have been cleared out with the large, nice spruce trees spared, for future yard expansion or to build your dream shop. There are also garden plots for your vegetables & other planting needs. The home is a 3 bedroom, 2 bathroom mobile in an attractive colour scheme, with stainless steel appliances in the kitchen, extra cabinets in the dining room, vaulted ceilings and no carpet throughout. Primary bedroom has a big ensuite with soaker tub, separate shower & water closet and the main bathroom and other 2 bedrooms are on the opposite end of the home. The space-saving stacking washer & dryer in the mudroom/utility area by side entry, allows for 2 spots to tuck away & keep organized, all your outdoor gear. You will be wowed by the absolutely stunning, new, pressure treated 2-tier deck with black metal pickets that can be accessed from all 3 of the home's different sets of doors. It will definitely be a delightful space to entertain friends and family with BBQs and late night visiting sessions or just lazy days enjoying the great outdoors. The upper level is 16' x 18' and the lower level is a massive 29' x 16'. There is lots of space to park as well as there is a detached, 24' x 22' garage with sprayfoam insulation on the 11' high, vaulted ceiling. There are newer shingles (within last few years), a drilled water well and 4-stage sewer system. Property is zoned CR-4 in the County of Grande Prairie. 10 minute drive to the charming Town of Sexsmith and under 30 minutes to Grande Prairie and all the services you could need. Just a great all-around property! Contact a REALTOR® today for more

information or to book a viewing.