

38, 85060 Township Road 722  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2330195



# \$595,000

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mountain Side Estates                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                           |               |                   |
| <b>Size:</b>     | 1,177 sq.ft.                                                               | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | 220 Volt Wiring, Garage Door Opener, Garage Faces Front, Oversized, Triple |               |                   |
| <b>Lot Size:</b> | 4.35 Acres                                                                 |               |                   |
| <b>Lot Feat:</b> | Front Yard, Garden, Landscaped, Many Trees                                 |               |                   |

|                    |                                                                                   |                   |                                                     |
|--------------------|-----------------------------------------------------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                           | <b>Water:</b>     | Well                                                |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank                                                     | <b>Sewer:</b>     | Pump, Septic System                                 |
| <b>Roof:</b>       | Asphalt Shingle                                                                   | <b>Condo Fee:</b> | -                                                   |
| <b>Basement:</b>   | Full                                                                              | <b>LLD:</b>       | 18-72-8-W6                                          |
| <b>Exterior:</b>   | See Remarks, Wood Frame                                                           | <b>Zoning:</b>    | CR-4                                                |
| <b>Foundation:</b> | Preserved Wood                                                                    | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Phone |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Vinyl Windows |                   |                                                     |

**Inclusions:** Starlink, woodstove

Pavement all the way home! Endless views! House on 4.35 acres with 30x40ft newer steel quonset shop! Welcome home to Mountain Side Estates, west of GP and just north of Wembley. This bungalow home has some great upgrades upstairs - low E windows, vinyl plank flooring, paint, light fixtures and doors & trim. It's got a bright kitchen, dining area, and living room with wood stove. Your family can get settled into the 3 bedrooms, full bath with new tub/tile, toilet and sink, & main floor laundry. Sunroom off the side of the home makes a great extended entrance, enjoy relaxing and the feeling of the outdoors without the bugs - check out that view out the back door! Basement is in its original condition, good bones just awaiting your choices in updating to utilize the great space with a living room, an additional 2 bedrooms, bath, workshop area and abundant storage and cold storage areas. The metal quonset was built in 2013, features 10ft tall powered overhead door, a concrete floor, wiring with 220v plug, mezzanine and built in storage! There are lots of trees for privacy, a raised garden area, firepit, chain link fence around the dugout, and lots of space to roam around the yard. Contact your favourite REALTOR to view this great acreage home.