ROBERT HART MOORE
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105036 TWP RD 730
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2350739

$650,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,782 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	3	**Baths:**	2
Garage:	Driveway, Parking Pad		
Lot Size:	7.59 Acres		
Lot Feat:	Garden, Treed		

Heating:	Fireplace(s), Forced Air, Propane	**Water:**	Well
Floors:	Carpet, Laminate	**Sewer:**	Septic System
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	6-73-10-W6
Exterior:	See Remarks	**Zoning:**	CR-5
Foundation:	Piling(s)	**Utilities:**	-
Features:	Double Vanity, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, OTR microwave, freezer in laundry room, washer, dryer, window coverings, a/c unit, 2 x sheds, propane tank.

Enjoy acreage living with room to grow! Located just 0.5 km off Highway 43, only 5 minutes from Hythe and 8 minutes from Beaverlodge, this well-designed 1,782 sq. ft. modular home, built in 2013, sits on 7.59 fenced acres and features an impressive 30' x 45' shop! Offering 3 bedrooms and 2 full bathrooms, this home has a fantastic, functional floor plan with vaulted ceilings, a bright and welcoming front entry, and a spacious living room complete with a cozy fireplace. The heart of the home is the huge kitchen, featuring an abundance of cabinetry and counter space, a large island, walk-in pantry, and built-in bar area, perfect for everyday living and entertaining. The generous primary suite offers a walk-in closet and a spacious ensuite with double sinks, a soaker tub, and separate shower. A convenient office nook is located just off the primary bedroom. At the opposite end of the home, you'll find two generously sized bedrooms, a full bathroom, and a large laundry room with a second entrance, plus central air. Outside, the 7.59 acres offer plenty of space to enjoy country living, complete with fencing and a garden area. A standout feature of this property is the 2018 built 30' x 45' shop with a 14' overhead door, insulation, interior sheeting, and power, providing excellent space for equipment, recreational toys, storage, or a potential home-based business. Zoned CR-5, this property offers versatility, space, and a convenient location with easy highway access. A fantastic acreage opportunity with so much to offer!

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