ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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721015 Range Road 30
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2351642

$549,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,216 sq.ft.	**Age:**	2000 (26 yrs old)
Beds:	6	**Baths:**	3
Garage:	Parking Pad		
Lot Size:	10.75 Acres		
Lot Feat:	Few Trees, Front Yard, Private, Square Shaped Lot		

Heating:	Forced Air	**Water:**	Cistern
Floors:	Laminate, Linoleum	**Sewer:**	Pump
Roof:	Asphalt	**Condo Fee:**	-
Basement:	None	**LLD:**	7-72-2-W6
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	AG
Foundation:	Piling(s)	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, See Remarks, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: 3 sheds, appliances in second home (as-is), raised garden beds

Two homes, 10.75 acres, and a paved location near Bezanson. This acreage offers space, flexibility, and plenty of possibilities! Whether you’re looking to accommodate extended family or simply enjoy more room for country living, this property is well worth a look. The 1,216 sq. ft. home features three bedrooms, two bathrooms, and brand-new shingles, while the second home offers 1,120 sq. ft. with three bedrooms and one bathroom. A spacious yard provides plenty of room to play, entertain, and enjoy the outdoors, with room for livestock and space to build a shop or garage to suit your needs. Three storage sheds add practical space for tools and outdoor equipment. Located on pavement close to the Hamlet of Bezanson, you’ll enjoy convenient access to the K–9 school, outdoor rink, and recreation centre with a gym. A great opportunity to enjoy the space and privacy of acreage living while staying close to a welcoming rural community!

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