

45063A TWP RD 734
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1258762



\$2,565,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,392 sq.ft.	Age:	1985 (38 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	218.45 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Farm, Fr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	4-73-19-W6
Exterior:	Asphalt, Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

A RARE opportunity to own a beautiful 218 acre property with picturesque views and endless possibilities! Adjacent to the Kleskun Lake Nature Reserve (Crown Land), Kleskun lake/park and located at the end of a dead-end road, making this a nice private location to fall in love with and make your home. There is no shortage of water with numerous ponds, Artesian springs scattered throughout and an Artesian Well. Property features 2 separate residences (one with a suite) creating the opportunity to generate income. Barn with corrals, numerous building sites for future development, regulation sized outdoor soccer field, 1000 ft. beach/ swimming area, 3 fishing ponds all organic garden and 4 separate titles are just some of the great features of this land has to offer. Check out more information at www.KleskunSprings.com