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715060 Range Road 64,  
Grande Prairie, Alberta

MLS # A2176540



\$990,000

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Bear Creek Highlands                    |        |                   |
| Type:     | Residential/House                       |        |                   |
| Style:    | Acreage with Residence, Bungalow        |        |                   |
| Size:     | 1,400 sq.ft.                            | Age:   | 1992 (33 yrs old) |
| Beds:     | 4                                       | Baths: | 3                 |
| Garage:   | Gravel Driveway, Triple Garage Attached |        |                   |
| Lot Size: | 129.91 Acres                            |        |                   |
| Lot Feat: | See Remarks, Wetlands                   |        |                   |

|             |                          |            |  |
|-------------|--------------------------|------------|--|
| Heating:    | Forced Air, Natural Gas  | Water:     | Well   |
| Floors:     | See Remarks              | Sewer:     | Open Discharge                               |
| Roof:       | Asphalt Shingle          | Condo Fee: | -  |
| Basement:   | Full, Partially Finished | LLD:       | 32-71-6-W6                                   |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | AGRSA  |
| Foundation: | Wood                     | Utilities: | Electricity Connected, Natural Gas Connected |
| Features:   | See Remarks              |            |  |

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, pool table and accessories.

Rare opportunity to acquire this conveniently located 129.91 acre parcel that is inside the city limits just north of the airport. It features a 1400 sqft home in very good condition with a 26' x 36' attached garage (hot water heating in garage does not work) and also a 30' x 48' heated shop. Home offers three bedrooms up and one down, with three full bathrooms, vaulted ceilings, and large deck on rear of home. Basement is developed with a huge family/recreation room, office area, bedroom and full bathroom. See photos for an aerial photo of the property and layout of subdivisions. The cultivated acres were in grain, there is a large garden area and many trees on the home site including Haskap berries. Nice tree lined driveway to the home. There is a dugout and also a large slough on the SW corner of the property that the sellers installed a waterline from to the large garden area to pump water for irrigation purposes. Shingles were just replaced and new fridge installed, and a new well water pump. Take a good look at this property as it has much to offer for the future.