# \$649,900 - 53a, 54049 712 Township, Rural Grande Prairie No. 1, County of

MLS® #A2211503

# \$649,900

3 Bedroom, 2.00 Bathroom, 1,929 sqft Residential on 5.84 Acres

Willowood Estates., Rural Grande Prairie No. 1, County of, Alberta

Acreage only minutes from Grande Prairie, with two houses, detached 30x26 garage, shop 32x48, coverall building 36x42 and situated on 5.84 acres. Privately treed and nice driveway leading up to your 1926sq-ft Bungalow home. Property needs some work / updating of course but price reflects that. Main floor consists of two living rooms, kitchen + dining, 3 bedrooms including the master with en-suite, and a full bathroom. Basement is a walk out basement with sliding doors to your back yard. House is heated by a boiler in the basement. Detached garage is massive and has had updated shingles in the last few years same as the main house. Shop/Quonset has concrete floor and very functionable for small business or tinkering. Coverall building is great for storage with gravel floor. Second house that looks like a barn is estimated to be built in 2005, it is so cute, with two bedrooms, massive living/entertaining room, loft living room with balcony with a view, full kitchen and bathroom great for future rental potential or guest house. Little garden shed and spot for future garden on the property. Not many acreages that come up like this one this close to town with loads of potential. Book your viewing today. Notice is required for all showings.







### **Essential Information**

MLS® # A2211503 Price \$649,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,929
Acres 5.84
Year Built 2002

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 53a, 54049 712 Township

Subdivision Willowood Estates.

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8V 2Z8

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Pantry, See Remarks, Separate Entrance, Storage

Appliances Other

Heating Boiler, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Front Yard, Lawn, Landscaped

Roof Asphalt Shingle

Construction Mixed

Foundation Block, Poured Concrete

## **Additional Information**

Date Listed April 14th, 2025

Days on Market 190 Zoning CR-4

# **Listing Details**

Listing Office RE/MAX Grande Prairie

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