

# **\$524,900 - 712047 Rr 54 Nw 16-71-5 W6, Grande Prairie**

MLS® #A2238845

**\$524,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 2.91 Acres

NONE, Grande Prairie, Alberta

AMAZING LOCATION ONLY 5 MINUTES FROM TOWN, PAVED ALL THE WAY! This acreage is zoned CR5, NOT PART OF A SUBDIVISION! Clean, bright, open concept mobile home with 3 bedrooms & 2 full bathrooms! Master includes ensuite with jet tub & walk in closet! Lots of upgrades to this home including all new roof, insulated skirting, block pilings, exterior & patio doors, new furnace & hot water tank! 28x30 heated garage with work benches! Huge lawn to host barbecues, play outdoor games, lounge in the sun or hang out in the picnic area by the fit! Brand NEW DRILLED WELL last year 2024 & newer 4 stage septic treatment system. The secondary surface well is great for watering the lawn, 6 raised beds, separate garden area & greenhouse all of which INCLUDE asparagus, strawberries, raspberry, saskatoon, haskap & lilac bushes! New willows & spruce trees have been planted within the last year through the shelter belt program. There is an extra shed for storage & water shed. New school only minutes away! CHECK OUT THIS INCREDIBLE PROPERTY TODAY!

Listing realtor is related to sellers.

Built in 1996

## **Essential Information**

MLS® #	A2238845
Price	\$524,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	2.91
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	712047 Rr 54 Nw 16-71-5 W6
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 4A7

### Amenities

Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Corner Lot, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

### Additional Information

Date Listed	July 9th, 2025
Days on Market	7
Zoning	CR5

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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