

\$499,900 - 712047 Rr 54 Nw 16-71-5 W6, Rural Grande Prairie No. 1, County of

MLS® #A2238845

\$499,900

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

NONE, Rural Grande Prairie No. 1, County of,
Alberta

**REDUCED & PRICED TO SELL QUICKLY!
YOU WILL NOT BEAT THIS 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, 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 fire!
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	\$499,900
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	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4A7

Amenities

Parking	Double Garage Detached, RV Access/Parking
# of Garages	3

Interior

Interior Features	Jetted Tub, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, See Remarks
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 66

Zoning CR5

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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