

# **\$590,000 - 93032 Township Road 712 Township, Rural Grande Prairie No. 1, County of**

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MLS® #A2213411

**\$590,000**

5 Bedroom, 3.00 Bathroom, 1,520 sqft  
Residential on 5.34 Acres

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

Only 22 Min to Costco! 34 KM from town! With 5.34AC zoned CR5, fenced and cross-fenced, double garage with suite, powered coop and a greenhouse this acreage has it all. The main residence has a large living room with a fireplace and vaulted ceilings. The beautiful open kitchen has dark cabinets, upgraded stainless appliances, and a large eat-up island. Spacious primary bedroom has a walk-in closet, and a 4 piece ensuite featuring a jetted corner tub. The other 3 bedrooms are at the other end of the home, offering lots of space for an office or hobby room, and share a 4 piece bathroom. Detached oversized double garage heated with in floor heat. 10' overhead doors including one drive-through bay with an overhead door at the back as well. The 1 bed suite is self contained and offers an additional 644 sqft of finished living space (Not included in RMS sqft). Professionally developed and finished with vinyl floors and baseboards. Large bedroom with mezzanine over top offering tons of storage, full kitchen with dishwasher, 3 piece bathroom with washer and dryer. Perfect for a multi-generational family or someone looking to offset their costs of finally moving to their dream acreage. There's also a coop/storage shed that's powered, has hot and cold taps outside, and has a propane line ran to it. The green house also has water lines ran to it. They've thought of everything here!



Property is on septic tank & field that was just recently cleaned out and has a new pump, is serviced by a drilled water well, and heated with propane (gas to property line). The house is protected by insulated skirting and has upgraded heat trace. You'll be ready to brave the winter here. There's nothing left to do other than call your Realtor, book your showing, and get ready to relax and watch the stars.

Built in 2016

### Essential Information

MLS® #	A2213411
Price	\$590,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,520
Acres	5.34
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	93032 Township Road 712 Township
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

### Amenities

Utilities	Electricity Connected, Natural Gas at Lot Line, Propane
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, Gravel Driveway
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane
Basement	None

## Exterior

Exterior Features	Fire Pit
Lot Description	Front Yard, Landscaped, Lawn, Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	April 30th, 2025
Days on Market	10
Zoning	CR5

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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