

\$499,900 - 712047 Rr 54 Nw 16-71-5 W6, Grande Prairie

MLS® #A2238845

\$499,900

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

NONE, Grande Prairie, 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, block pilings, exterior & patio
doors, new furnace & hot water tank! 28x30
heated garage with work benches! Huge lawn
to host barbecues, play outdoor games,
loungue 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	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 4A7

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), See Remarks
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	26
Zoning	CR5

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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