

# Single Family Mobile-Home For Sale

2,120 Sqft - 74031 704 Township, Rural Grande Prairie No. 1, County of, Alberta, Canada T8W5G5



## Property Description

This unique property must be seen to be appreciated! Sitting on 5 treed acres just 15 MINUTES FROM GP, this is not your average Manufactured Home! The 1520 sq ft open floor plan has 4 Bdrms, 2 Baths & a gorgeous 500 sq ft Bonus Room wrapped in tongue & groove Shiplap giving you that Modern Farmhouse feel. You are surrounded by 3 walls of windows that include a Gas Fireplace w/ TV mount above the mantle. With double garden doors that open onto a large deck, this is the perfect space for entertaining, whether it be summer BBQs or hosting Family at Xmas! There have been several recent upgrades that include new flooring, appliances & landscaping. The yard is stunning with Mature trees & rock gardens scattered throughout. There are 2 single garages (14 x 30) & (12 x 20) on the property as well as a (9.5 x 60) Boxcar & space for all your toys!!!! There is a 4 Tier Septic system & a great well. All of this & just 15 MINUTES FROM GP? Dont wait; text or call to book your private viewing today!!!! (id:15472)

## Location

Street Number: **74031**

Street: **704**

## Basic Details

Property Type: **Single Family**

Listing Type: **For Sale**

Residential Type: **Mobile Home**

MLS® #: **A1058496**

Price: **\$459,900**

Beds: **4**

Baths: **2**

Rooms: **Register to View**

Sq Ft: **2,120 Sqft**







Year Built: **2009**

Lot Area: **5 Sqft**

Country:	<b>CA</b>
Province:	<b>AB</b>
City:	<b>Rural Grande Prairie No. 1, County of</b>
Postal Code:	<b>T8W5G5</b>
Longitude:	<b>W120° 58' 20.2"</b>
Latitude:	<b>N55° 4' 57.5"</b>

## Property [Rooms](#)

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|--|--|
|  Primary Bedroom<br>(13.00 Ft x 14.42 Ft) |  Bedroom<br>(9.00 Ft x 11.00 Ft)      |
|  Bedroom<br>(9.00 Ft x 11.00 Ft)          |  5pc Bathroom<br>(5.42 Ft x 14.00 Ft) |
|  5pc Bathroom<br>(5.00 Ft x 8.00 Ft)      |  Bedroom<br>(9.00 Ft x 11.00 Ft)      |

## Agent [Info](#)

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Klein Group Real Estate  
✉ [exclusive@kleingroup.com](mailto:exclusive@kleingroup.com)

604-684-8844 - #204-345 Robson Street Vancouver, BC V6B 0H3

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