

SHELDON SWAIN

(780) 978-7943
sswain@sutton.com

720078 Range Road 63
Grande Prairie, Alberta

MLS # A1047414



\$4,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence		
Size:	3,000 sq.ft.	Age:	1976 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	160.98 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Front Yard		

Heating:	See Remarks	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	Holding Tank, Septic Field, Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	4-72-6-W6
Exterior:	Aluminum Siding	Zoning:	CR5 Home Place and AG Far
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: -

Rare find! A spectacular acreage plus 151 acres next to it. 9.98 acres with beautiful ranch style home and 2 large shops and 151 acres fenced. Separate titles.. Recently annexed as part of the City, on 116 Street bordering Bear Creek. Attractive landscape is fenced & cross fenced & has a powered gate & well lit yard. Cedar shakes, large deck, patio area. The 3000 sq ft house has a triple car garage with in-floor heat. The home has 3 living room areas, a gorgeous sun room, kitchen with coreon counter tops, bright breakfast nook, dining room, 4 bedrooms (two with walk-in closets & en suites), 4 bathrooms total, and an office. 3 furnaces & 3 air conditioners. The main shop is 40' x 95' with a 16' x 14' OHD and one smaller OHD. Concrete floor & finished. 3000 PSI Hotsy & Air compressor. 12' x 40' mezzanine with office & bathroom. Other shop is 40' x 80' with a 16' x 14' OHD & is cold storage. Well and field pump-out for house. Shop sewer to holding tank. Land is currently used for hay crop and is fenced.