

SHELDON SWAIN

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715050 RR74
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1137091



\$1,600,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,190 sq.ft.	Age:	1983 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	140.00 Acres		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Tile

Roof: Metal

Basement: Finished, Full

Exterior: Log

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: 32-71-7-W6

Zoning: AG

Utilities: -

Inclusions: All outbuildings, diesel generator back up system, reverse osmosis, iron filter

140 +/- Acres only 7 miles West of Grande Prairie. 2,190 sq ft Custom Built Log Home, with fully developed basement and double attached garage. Numerous outbuildings including 28 x 30 detached garage, 40 x 80 heated shop with mezzanine, bathroom and 3 OH doors. 70 x 160 riding arena. Horse barn with water and electric heat, heated social house with 2 OH doors. Property is set up for a contractor or trucking company. Land is fenced and cross fenced. Multiple pastures. Two watering bowls. Ideal for horses or cattle. Property has a great view of Grande Prairie and Bear Lake. This one of a kind property has everything. Replacement cost would be double our asking price.