

**730073 Range Road 91**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2153425**



**\$514,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	16.51 Acres		
<b>Lot Feat:</b>	Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Acreage Machines and Tools Negotiable

Nestled on a sprawling 16-acre property, this 2012 custom-built manufactured home offers the perfect blend of modern comfort and serene rural living. The home features 3 spacious bedrooms and 2 full bathrooms, making it ideal for families or those seeking a peaceful retreat. The open floor plan is designed for both functionality and style, providing ample space for daily living and entertaining. Outside, the expansive acreage invites endless possibilities, from gardening and outdoor activities to simply enjoying the stunning natural surroundings. This property offers a unique opportunity to experience the best of both indoor and outdoor living in a beautiful, private setting.