

# \$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, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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	47
Zoning	CR5

## **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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