

# **\$499,900 - 712047 Rr 54 Nw 16-71-5 W6, Rural Grande Prairie No. 1, County of**

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MLS® #A2238845

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 2.91 Acres

NONE, Rural Grande Prairie No. 1, County of,  
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, exterior & patio doors, new**  
**furnace & hot water tank! 28x30 HEATED**  
**garage with work benches! Huge lawn to host**  
**barbecues, play outdoor games, lounge 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	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4A7

## Amenities

Parking	Double Garage Detached, RV Access/Parking
# of Garages	3

## Interior

Interior Features	Jetted Tub, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Ceiling Fan(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                62  
Zoning                              CR5

**Listing Details**

Listing Office                    Sutton Group Grande Prairie Professionals

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