

# **\$649,900 - 53a, 54049 712 Township, Rural Grande Prairie No. 1, County of**

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MLS® #A2211503

**\$649,900**

3 Bedroom, 2.00 Bathroom, 1,929 sqft  
Residential on 5.84 Acres

Willowood Estates., Rural Grande Prairie No. 1, County of, Alberta

Acreage only minutes from Grande Prairie, with two houses, detached 30x26 garage, shop 32x48, coverall building 36x42 and situated on 5.84 acres. Privately treed and nice driveway leading up to your 1926sq-ft Bungalow home. Property needs some work / updating of course but price reflects that. Main floor consists of two living rooms, kitchen + dining, 3 bedrooms including the master with en-suite, and a full bathroom. Basement is a walk out basement with sliding doors to your back yard. House is heated by a boiler in the basement. Detached garage is massive and has had updated shingles in the last few years same as the main house. Shop/Quonset has concrete floor and very functionable for small business or tinkering. Coverall building is great for storage with gravel floor. Second house that looks like a barn is estimated to be built in 2005, it is so cute, with two bedrooms, massive living/entertaining room, loft living room with balcony with a view, full kitchen and bathroom great for future rental potential or guest house. Little garden shed and spot for future garden on the property. Not many acreages that come up like this one this close to town with loads of potential. Book your viewing today. Notice is required for all showings.

Built in 2002



## Essential Information

MLS® #	A2211503
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,929
Acres	5.84
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	53a, 54049 712 Township
Subdivision	Willowood Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 2Z8

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Pantry, See Remarks, Storage, Ceiling Fan(s), Separate Entrance
Appliances	Other
Heating	Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Block, Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	117
Zoning	CR-4

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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