

# **\$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                77  
Zoning                              CR5

**Listing Details**

Listing Office                    Sutton Group Grande Prairie Professionals

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