

# \$569,900 - 7120770a & 712077b Rr 90, Rural Grande Prairie No. 1, County of

MLS® #A2203795

## \$569,900

3 Bedroom, 2.00 Bathroom, 1,534 sqft  
Residential on 11.40 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

Two residences, Shop, and numerous out buildings, located on 11.4 acres with a seasonal creek, located just minutes past Wembley. The main residence is a 1534 sq/ft modular built in 2007 with 3 beds and 2 baths. Freshly painted, new roof 2 years ago, high ceilings, and large deck. The second residence is 1636 sq/ft modular built in 1980 with 3 beds, 2 baths and large windows for plenty of natural light and Central AIR CONDITIONING.. New roof 2 years ago, high efficient furnace 2009, vinyl Windows 2010, New kitchen, bathrooms, and flooring in 2018. Both show great. Shop is 30x32, insulated and heated, 220 plugs for welder, 12' high door and 14' ceilings. The land is nicely landscaped, has a dog run, and walking trails.

Built in 2007

## Essential Information

MLS® #	A2203795
Price	\$569,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,534
Acres	11.40
Year Built	2007



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	7120770a & 712077b Rr 90
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped, Seasonal Water
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	9
Zoning	CR5

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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