



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**101071 Township Road 740**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2288282**



**\$599,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Gravel Driveway, Off Street, Plug-In, RV Access/Parking		
<b>Lot Size:</b>	12.33 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Pasture, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	35-73-10-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Closet Organizers, See Remarks, Tankless Hot Water		

**Inclusions:** Call Seller Directly

Private 12.33-acre acreage with heated 40x60 shop, home, and livestock setup &mdash; minutes from Valhalla Centre Located just 5 minutes southwest of Valhalla Centre, this quiet property offers true privacy with no close neighbours, while still being only 5 km from pavement. Easy access to Grande Prairie (45 minutes) and Beaverlodge (15 minutes). Spring Lake Campground is only 20 minutes away, which offers Ski Hill in the winter months and horse/walking trails, fishing, and camping in the summer time. Home Well-kept 2004 modular home, 1,520 sq ft: 3 bedrooms, 2 bathrooms Updated primary bathroom Wood stove plus natural gas heating Tankless water heater (installed 2023) Shop Ideal for mechanics, trades, trucking, or serious hobby use. Approx. 40 ft x 60 ft heated shop with 16 ft interior walls: Heated concrete floor Natural gas or waste-oil heat (very low operating cost) Mezzanine storage area 12,000-lb two-post hoist included Pallet racking shelving Water service to the shop Frost-free hydrant nearby Land & Outbuildings Currently set up for livestock: Fenced pasture suitable for horses, sheep, goats, chickens, etc. Three lean-to shelters Two 20 x 30 ft canvas storage buildings (hay/equipment) Garden shed Utilities Water well producing approx. 6 GPM 200-amp electrical service (100A to house, 100A to shop) Natural gas to both the house and the shop Water plumbed to the shop and animal hydrant Extras Tractors and hay equipment may also be available separately, including discbine, baler, and rake &mdash; everything needed for small-scale hay production.