

**50010 733A Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2188454



\$2,956,500

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Modular Home | | |
| Size: | 1,812 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 218.45 Acres | | |
| Lot Feat: | Creek/River/Stream/Pond, Few Trees, Front Yard, Lake, Pasture, Seasonal W | | |

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|--------------------|--|-------------------|--|
| Heating: | Forced Air | Water: | Well |
| Floors: | Vinyl Plank | Sewer: | Holding Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 24-73-5-W6 |
| Exterior: | Vinyl Siding | Zoning: | AG & CR-5 |
| Foundation: | Piling(s) | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Jetted Tub, Kitchen Island, Laminate Counters, Soaking Tub | | |

Inclusions: Appliances in both homes

Investors looking to expand your portfolio? 218.45 acres of breathtaking landscape, just a short 20-25 minute drive northeast of Grande Prairie. With two existings homes this land offers the potential for additional acreages and future homes. The first home is a 1813 sqft, 4-bedroom bungalow, with over \$100,000 worth of upgrades, including vinyl plank flooring and paint finishes. The second residence is a 1395 sqft, 5-bedroom bungalow, complete with a basement suite, offering versatility and comfort. Nature thrives here, with natural wildlife ponds attracting a rich diversity of bird species making it a haven for birdwatchers. Notably, the land has already been subdivided into four lots presenting opportunities for development and investment. Additionally, subdivision plans have been approved for further expansion, with an eye on breaking up an additional 15.65 and 18.06 acres for future revenue potential. What sets Kleskun Springs apart is its unique enrichment by numerous year-round artesian water springs. These springs, operating under natural pressure, effortlessly bring water to the surface, obviating the need for pumping. This feature not only adds to the property's allure but also ensures a continuous water supply ideal for sustainable living, agricultural use, or recreational activities. Moreover, the property includes water ponds eligible for redesign and reconstruction through the Alberta Government Wetland Replacement Program at no cost. This exceptional opportunity allows for the potential enhancement and customization of water features to suit personal or recreational needs. Don't miss out on this rare opportunity to own a slice of paradise that seamlessly blends luxury, sustainability, and natural beauty. Whether you're seeking a peaceful retreat or a canvas for your visionary projects, Kleskun Springs stands ready to welcome you.