

**45063A 734 Township**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2130332**



**\$1,150,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	56.67 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Farm, Garden, Pasture, See Rem		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	19-73-4-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Appliances from basement suite as well

Welcome to Kleskun Springs North, where endless possibilities await on 56.67 acres of pristine countryside. This property offers full flexibility, allowing buyers to tailor the land size to their needs. Keep the entirety of this expansive acreage for yourself, or opt for the approved subdivision plan, dividing the land into three parcels: a spacious 22.95-acre plot featuring a charming home, plus two additional lots of 15.65 acres and 18.06 acres, respectively. Nestled at the end of a tranquil dead-end road, this property boasts a home with a self-contained basement suite—a savvy investment for generating rental income to offset mortgage costs. Currently rented, the house provides a steady revenue stream, offering three bedrooms and one full bath upstairs, and two bedrooms and one bath in the suite below. Updates include a new roof, septic tank, and pumps, along with a HE furnace, a large hot water tank, paint, and a newer washer/dryer. The benefits don't end there—services for another home are already in place, presenting the opportunity for further development, this property holds promise for both personal enjoyment and investment potential. This property is uniquely enriched with numerous year-round artesian water springs. These springs, under natural pressure, effortlessly bring water to the surface, eliminating the need for pumping. This feature not only adds to the allure but also ensures a continuous water supply ideal for sustainable living, agricultural use, or recreational activities. Enhancing its appeal, the property includes water ponds that are eligible for redesign and reconstruction through the Alberta Government Wetland Replacement Program at no cost. A perfect blend of natural beauty and practical benefits awaits you at Kleskun Springs North. Elevate your lifestyle with this exclusive property, featuring a professional

international-sized soccer pitch measuring 120 yards by 80 yards, complete with professional-style full-size goals. Perfect for sports enthusiasts, this pitch is maintained in pristine condition, thanks to the plentiful water supply that ensures lush, green turf all year round. Don't miss the chance to own this unique sporting haven where you can play, train, or host events in an idyllic setting. Don't miss your chance to own a slice of paradise in Kleskun Springs North. Seize this rare opportunity to craft your ideal lifestyle amidst breathtaking natural beauty. Wanting more land? Immediately next door, there is an additional 22.41 acres (Kleskun Springs East), 112.28 acres with a home (Kleskun Springs South) and another 27.09-acre parcel (Kleskun Springs West), also for sale and could be offered all together at a discounted rate.