



**GRASSROOTS**  
REALTY GROUP

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**745049 Range Road 50**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2226203**



**\$435,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	22.52 Acres		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	31-74-4-W6
<b>Exterior:</b>	Other	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to your private country escape—this 3-bedroom, 2-bathroom mobile home is nestled on 22.52 acres of peaceful Alberta countryside, located just 35 minutes north of Grande Prairie and close to the town of Sexsmith. Tucked away from the main road, this property offers complete seclusion and serenity, making it an ideal setting for anyone seeking quiet rural living with modern comfort and convenience. The land itself is a standout feature—fully fenced and cross-fenced, it's ready for livestock or hobby farming. The front portion of the property offers farmable acres, perfect for hay, grazing, or future development. A gorgeous mix of mature pine, spruce, and deciduous trees surrounds the home, creating a picturesque natural setting and offering seasonal color and wildlife. From the yard, enjoy sweeping views of the rolling hills to the north, adding to the charm and peacefulness of this beautiful acreage. The home is well cared for, offering a practical layout with 3 comfortable bedrooms and 2 full bathrooms. Recent updates bring added value, including a new well pump installed in 2024, a furnace replaced approximately 3 years ago, and a hot water tank estimated to be 5–7 years old. The roof was redone in 2012, providing long-term peace of mind for the next owner. Whether you're dreaming of starting a small hobby farm, raising animals, parking your toys, or simply enjoying the privacy and space that comes with rural living, this property offers incredible potential and lifestyle flexibility. With room to grow, space to breathe, and natural beauty in every direction, this is a unique opportunity to own a slice of Northern Alberta paradise.