



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

104062 A TWP RD 722
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2238126



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,516 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	5.96 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial, Partially Finished	LLD:	17-72-10-W6
Exterior:	See Remarks	Zoning:	CR-5
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	French Door, Granite Counters, Jetted Tub, Kitchen Island, Pantry		

Inclusions: Refrigerator, Gas stove, Dishwasher, Over-the-range microwave, Washing machine, Air conditioning unit, Deep freezer (in basement), Raised flower beds, Cast iron fire pits, Invisible dog fence (including collars), Greenhouse, All other outbuildings.

Charming Updated Bungalow on 5.96 Acres – Just 5 km from Beaverlodge! This beautiful 1,516 sq ft bungalow offers peaceful country living with modern upgrades on nearly 6 private acres. Featuring 3 bedrooms, a full bathroom with a jetted tub, and main-floor laundry, this home combines comfort and functionality. The renovated 2017 kitchen features granite countertops, stainless steel appliances, custom cabinetry, and a stylish backsplash. The bright dining room includes large garden doors that open onto the deck, perfect for enjoying the outdoors. Additional highlights include a cozy wood-burning fireplace, newer laminate and vinyl plank flooring, carpeted bedrooms, and large triple-pane tinted windows throughout that bring in abundant natural light. Major updates include a high-efficiency furnace, central A/C, hot water tank, and a premium \$20,000 water treatment system. Outside, the property impresses with a roundabout driveway, expansive decks, a heated double attached garage, RV hookups, and powered outbuildings for hobbies and storage—including a greenhouse, a 100-year-old shed, wood sheds, and a designated campsite area. The landscaped yard boasts raised garden beds, ornamental and fruit trees, a fire pit area, and an invisible dog fence. Exterior updates include new shingles, windows, and doors. Zoned CR-5—ideal for hobby farming, a small business, or serene rural living. Move-in ready and loaded with extras!