



GRASSROOTS
REALTY GROUP

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

105062 Township RD 725
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2242237



\$649,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,702 sq.ft.	Age:	2003 (22 yrs old)
Beds:	6	Baths:	1
Garage:	Parking Pad		
Lot Size:	44.23 Acres		
Lot Feat:	Garden, Landscaped, Many Trees, No Neighbours Behind, Pasture, Private, S		

Heating:	Electric, Other, Wood, Wood Stove	Water:	Well
Floors:	Vinyl Plank	Sewer:	Open Discharge, Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Log, Mixed, Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, all other out buildings.

Discover this private rural retreat on 44.23 acres in the County of Grande Prairie, situated on a secluded road and surrounded by beautiful trees and the serene Beaverlodge River. This scenic property features hay land ideal for hobby farming, horses, or cattle. The custom-built 6-bedroom, 1-bathroom log home offers over 2,700 sq ft of open-concept living space, with a sprawling layout, vaulted ceilings, separate entrances, a cozy sitting room, and plenty of storage. Stay warm with a wood stove and electric heat, and enjoy features like vinyl plank flooring, walk-in closets, a large pantry, and main floor laundry. Outdoor amenities include covered decks (with hot tub setup), a wraparound veranda, a decorative rock garden and water feature, a fenced vegetable garden, an 8x8 ft root cellar, and a spacious gravel driveway for year-round access. A large firepit and camping area provide the perfect setting for entertaining guests. Zoned CR-5, this versatile property includes multiple outbuildings and partial fencing—ideal for a home-based business or hobby farm. Located just 1 km off pavement and only 10 minutes from town amenities, this little piece of paradise offers endless opportunities for quadding, horseback riding, and cross-country skiing right on your own land. This one-of-a-kind treed and riverfront acreage offers peace, privacy, and potential—perfect for a growing family or outdoor enthusiast.