



GRASSROOTS
REALTY GROUP

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25, 712028 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2244219



\$899,900

Division:	Autumn Wood Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,679 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, See Remarks		
Lot Size:	4.45 Acres		
Lot Feat:	No Neighbours Behind, Private, Treed		

Heating:	Boiler, Electric, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Vinyl, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	14-71-5-W6
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	CR-2
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: NA

For Sale: Beautifully Treed 4.45 Acre Acreage & Just 7 Minutes from Grande Prairie! Looking for the perfect blend of peaceful country living and modern convenience? This stunning, fully restored farmhouse sits on a beautifully treed 4.45-acre property and offers comfort, space, and income potential & all just minutes from town. Property Highlights: Restored Farmhouse & Rebuilt just 6 years ago, right down to the foundation and basement. Almost everything is new! Beautiful Mature Trees & A private, park-like setting with space to roam and relax. Guesthouse (590 sq ft) & Currently a successful Airbnb. Great for guests or added income. Detached Double Garage & Room for vehicles and storage. 18x30 Pole Shed & Extra space for equipment, toys, or workshop use. Home Layout: • Main Floor & Master bedroom with walk-in closet and ensuite with laundry, spacious eat-in kitchen, formal dining room, cozy living room, and guest bathroom. • Upstairs & 3 bedrooms and full bathroom. • Basement & Huge bedroom, full bathroom, workout room, and a theatre or family room setup. Additional laundry area included. Outdoor Living: • Relax on the charming front veranda with your morning coffee • Host family BBQs on the spacious back deck • Enjoy private trails for quadding or snowmobiling & year-round outdoor fun for the whole family! Location: Located only 7 minutes from Grande Prairie, this acreage offers the best of both worlds & quiet, treed seclusion with quick access to all amenities. Whether you're dreaming of a peaceful family home or a place with income potential, this property has it all. ?? Call now to book your private tour & don't miss this rare opportunity!

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