



**GRASSROOTS**  
REALTY GROUP

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

6, 744033 RGE RD 54 Road  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2244471



**\$649,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | JD Willis Estates                                                          |        |                   |
| Type:     | Residential/Manufactured House                                             |        |                   |
| Style:    | Acreage with Residence, Mobile Home-Double Wide                            |        |                   |
| Size:     | 1,489 sq.ft.                                                               | Age:   | 1976 (49 yrs old) |
| Beds:     | 3                                                                          | Baths: | 1                 |
| Garage:   | Asphalt, Driveway, Parking Pad                                             |        |                   |
| Lot Size: | 3.95 Acres                                                                 |        |                   |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Level, No Neighbours Behind, Private, T |        |                   |

|             |                    |            |              |
|-------------|--------------------|------------|--------------|
| Heating:    | Boiler, Wood Stove | Water:     | Well         |
| Floors:     | Laminate           | Sewer:     | Septic Field |
| Roof:       | Asphalt            | Condo Fee: | -            |
| Basement:   | None               | LLD:       | -            |
| Exterior:   | Vinyl Siding       | Zoning:    | CR-4         |
| Foundation: | Piling(s)          | Utilities: | -            |
| Features:   | See Remarks        |            |              |

**Inclusions:** Out buildings (as is), hot tub (as is),

This 3.95-acre property offers the perfect balance of privacy, practicality, and space, just minutes to Sexsmith and 20 minutes to Grande Prairie, with pavement all the way to the driveway and right up to the shop doors. The home has been nicely updated and features 3 bedrooms and 1 bathroom. It includes air conditioning for summer comfort and a bright, functional kitchen. A wood stove adds cozy warmth, and the large cedar deck with built-in seating is perfect for relaxing or entertaining. The true standout is the massive, fully insulated shop equipped with in-floor heat, a 2-ton crane, built-in workbenches, and a 16 ft overhead door that recesses into the ceiling for full clearance. Adding to its uniqueness is a legal indoor gun range located at the back of the shop, making this space truly one of a kind. In addition to the shop, there are three outbuildings on the property, one of which has power, providing extra storage or workspace options. The shop and home are heated by a boiler system powered by free used oil distributed through insulated lines, offering a smart, cost-effective energy solution. All you need to solar panels and this property would be completely off the grid. There is also a backup diesel tank for the hot water system. With a mix of mature trees and open space, this partially cleared acreage is private, functional, and perfectly suited for anyone looking for serious shop space alongside comfortable country living.