



GRASSROOTS
REALTY GROUP

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735027 HWY 724
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2245946



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,620 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Triple Garage Detached		
Lot Size:	16.64 Acres		
Lot Feat:	Many Trees, Private, Rolling Slope		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	34-73-8-W6
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	CR5
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		
Inclusions:	TARP BUILDING, 12'X28' SHED, PLAY STRUCTURE		

Just 26 minutes northwest of Grande Prairie, this private 16-acre CR5-zoned acreage offers a rare opportunity to enjoy peaceful rural living with pavement right to your driveway. Surrounded by evergreens and bordered by a ravine on three sides, the 5 bedroom, 3.5 bathroom walk-out bungalow sits on a beautifully treed lot with stunning views of open grain fields to the north. Built just 12 years ago, the 1,620 sq ft home features an open-concept main floor with island kitchen, walk-through pantry, spacious living and dining areas, a desk nook, main floor laundry, and three large bedrooms including a primary suite with walk-in closet and ensuite. The fully finished walk-out basement offers two additional oversized bedrooms, a large rec room, two storage rooms, and a gorgeous bathroom with a custom tile shower. Outdoor features include front and back 54'x10' covered decks, a 78'x30' tarp shelter, 28'x12' shed, garden space, and a play structure. Thoughtful extras include hot and cold water taps outside, a gas line for a future garage, in-floor heat-ready basement slab, and a chimney chase for a future wood stove. This is the ideal mix of privacy, flexibility, and modern country living — all for under \$650,000. Please click on the video/3D link to take the virtual tour and click on the link for the brochure or request a copy.