



**GRASSROOTS**  
REALTY GROUP

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**29, 50027 TWP RD 744**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2250335**



**\$499,999**

<b>Division:</b>	Hillside Estates		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry		

**Inclusions:** N/A

Welcome to Hillside Estates, where the perfect blend of privacy, community, and country living awaits. This beautiful 3 bedroom, 2 bathroom acreage sits on 2.99 treed acres, offering the serenity of nature with the comfort of a well-cared-for home. Step inside and you'll find a warm, functional layout designed for everyday living. The spacious living areas provide plenty of room for family gatherings or entertaining guests, while large windows invite in natural light and views of the surrounding trees. The kitchen is well-suited for both daily meals and hosting, with good flow into the dining and living spaces. The bedrooms are generously sized, with the primary offering a comfortable retreat after a long day. Outside, the property truly shines. With nearly three acres to call your own, you'll enjoy the peace and seclusion that comes from being surrounded by mature trees, while still being part of a neighbourhood where neighbours look out for one another. Whether you dream of a large garden, space for kids and pets to roam, or simply a quiet spot to enjoy your morning coffee, this acreage has the flexibility to suit your lifestyle. A standout feature of this property is the oversized garage 28X32 with 12 foot doors, thoughtfully set up with all the bells and whistles you could ask for. Whether you need a workshop, a place to store recreational vehicles, or simply a reliable spot to keep your vehicles out of the elements, this garage delivers. Hillside Estates is known for its welcoming community atmosphere, making it the ideal location for those who want to enjoy acreage living without feeling isolated. With friendly neighbours, treed surroundings, and room to breathe, this property offers a lifestyle that's becoming harder and harder to find. If you've been dreaming of a peaceful acreage lifestyle with modern comforts, this is your chance. Don't

miss out on making this slice of Hillside Estates your new home!