



GRASSROOTS
REALTY GROUP

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103048 725 Township
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2253296



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,415 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking, RV Carport, RV Garage, See Remarks		
Lot Size:	31.18 Acres		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Native Plants		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	Lagoon
Roof:	Fiberglass	Condo Fee:	-
Basement:	Finished, Full	LLD:	33-72-10-W6
Exterior:	See Remarks, Wood Frame	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), See Remarks, Vinyl Windows		

Inclusions:	Fridge, Stove, Wall oven, Microwave Range Hood, Dishwasher, Washer, Dryer, Backup Generator, Water treatment system
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Just a short distance off pavement, this beautiful acreage between Beaverlodge and Hythe offers over 30 acres of AG-zoned land and a wonderful blend of comfort and practicality. The bungalow features three bedrooms on the main floor, a bright and functional kitchen, a full bathroom, a half bath, and convenient main-floor laundry. The basement adds another generous bedroom, a full bathroom, and two spacious family areas—one of which could easily be transformed into a theatre room, craft/sewing space, or a private retreat. Outside, the property shines with a large heated shop complete with a 2-piece bathroom, making it the perfect space for a mechanic, woodworker, or outdoor enthusiast. A substantial metal cold-storage shelter provides additional utility and could be finished into a second shop if desired. There is also a large storage shed and a beautifully landscaped yard with plenty of room for horses, animals, or play. Practical updates and systems add peace of mind, including a backup generator, water treatment system, and recently replaced furnace and hot water tank. With space to grow, work, and enjoy the outdoors, this acreage is ready for its next owners. Book your showing today!