



GRASSROOTS
REALTY GROUP

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723041 RR 30
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2260158



\$729,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,343 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Drive Through, Driveway, Gravel Driveway, Oversized, Ov		
Lot Size:	20.07 Acres		
Lot Feat:	Back Yard, Brush, Creek/River/Stream/Pond, Lawn, Many Trees, Meadow, N		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Tile	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: N/A

Just 25 minutes from Grande Prairie, perched above the breathtaking Little Smoky River Valley, this 20-acre property is truly a slice of paradise. The charming bungalow with a walk-out basement offers unbeatable views in every direction. Inside, the main floor features a stunning kitchen with updated appliances, a spacious living room anchored by a cozy wood-burning fireplace, and a primary bedroom with private doors that open to serene vistas. The primary also offers access to a large 4-piece ensuite with a soaker tub. An additional bedroom and an office complete the main level. Downstairs, you'll find 2 more bedrooms, a 3-piece bath, laundry room, and a second living area with a gas fireplace, all walking out to your private 20 acres. Step outside to enjoy your morning coffee on the brand-new deck, soaking in the incredible river valley views. The property is fully fenced and ready for livestock. Also featuring a massive insulated shop with concrete floors, absolutely immaculate and ideal for work or storage. This property perfectly blends comfort, functionality, and natural beauty—your own peaceful retreat just minutes from the city. Message your favourite agent today to book a showing!