



**GRASSROOTS**  
REALTY GROUP

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**724042 RR 45**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2263011**



**\$549,900**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                            |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence       |               |                   |
| <b>Size:</b>     | 2,755 sq.ft.                                    | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 3                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad             |               |                   |
| <b>Lot Size:</b> | 15.20 Acres                                     |               |                   |
| <b>Lot Feat:</b> | Front Yard, Lawn, Pasture, Private, Yard Lights |               |                   |

|                    |                         |                   |                     |
|--------------------|-------------------------|-------------------|---------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Cistern, Well       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | Lagoon, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -                   |
| <b>Basement:</b>   | Partial, Unfinished     | <b>LLD:</b>       | 30-72-4-W6          |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | CR-5                |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -                   |

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Sump Pump(s)

**Inclusions:** N/A

Welcome to this cozy farmhouse nestled on 15.2 acres of peaceful countryside, just 15 minutes from Grande Prairie. This property offers the perfect blend of rural charm and everyday convenience, making it an ideal option for families, hobby farmers, or those looking for a great investment opportunity. Inside, the home features main floor laundry, three comfortable bedrooms, and two full bathrooms, including a primary suite with a 4-piece ensuite and a relaxing jetted tub. The interior is warm and welcoming, with rich wood cabinetry throughout the kitchen and bathrooms, a functional layout, and plenty of natural light that fills the living space. One of the standout features is the three season sunroom. The perfect place to enjoy your morning coffee, unwind with a book, or take in the peaceful views of your private acreage. Upstairs, a spacious bonus room offers endless potential for use as a family room, playroom, office, or guest area. This space also includes direct access to a balcony, offering a quiet spot to enjoy the surrounding landscape. The property is fully fenced and cross-fenced, making it ideal for horses or livestock. Also featuring 2 dugouts, a barn, and multiple out buildings, and massive 32x48 heated shop with hot water and a mezzanine provides incredible workspace and storage. Located just minutes from town but tucked away in a quiet country setting, this is the perfect place to create the lifestyle you've been dreaming of. Reach out to your favourite agent today to view!