



**GRASSROOTS**  
REALTY GROUP

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**#2, 50027 Township Road 744**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2263531**



**\$799,900**

<b>Division:</b>	Hillside Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,669 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	10.50 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry	<b>LLD:</b>	24-74-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** negotiable

Nature, Privacy & Community &mdash; All in One Property. Tucked away in the welcoming community of Webster, just north of Sexsmith, this 10.5-acre retreat offers the best of both worlds &mdash; seclusion and connection. Surrounded by 80% trees, this beautifully landscaped acreage is home to a fully developed 1,669 sq.ft. bungalow that's truly move-in ready. Step inside to find a bright, open layout with 3 bedrooms on the main floor, including a spacious primary suite featuring a walk-in closet, ensuite, and direct access to the back deck and hot tub &mdash; the perfect place to unwind in the evening. Downstairs, discover 2 more generous bedrooms, a theatre room, a large home gym, and a 3rd full bathroom, along with a separate basement entrance for added flexibility. Outside, enjoy a long private driveway finished with an electric gate, lush landscaping, and a kids' treehouse tucked among the trees. Whether you're raising a family, working from home, or simply craving privacy and peaceful country living, this property is the perfect balance of comfort, nature, and community and has been so well looked after with only ever 2 owners. There's also an abundance of crown land just down the road for trail riding, horses, ATVs or hunting. There's also 30 amp RV hook ups as well as a sewer dump for RV. This one does not disappoint!