



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

770050 HWY 733
Wanham, Alberta

MLS # A2263711



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,304 sq.ft.	Age:	1983 (42 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Dr		
Lot Size:	12.90 Acres		
Lot Feat:	Many Trees, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Wood Frame
Foundation:	Wood
Features:	Bookcases, Built-in Features, Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	4-77-3-W6
Zoning:	cr
Utilities:	-

Inclusions: as is where is, appliances on site included but will be as is

Experience the peace and privacy of true country living on this beautiful 12.9-acre treed property just south of Wanham and only 49 minutes from Grande Prairie. This 2,300 sq ft custom two-storey home offers 6 bedrooms and 2.5 bathrooms, featuring a bright, spacious kitchen and dining area, large living room, convenient main-floor laundry, and an unfinished basement ready to make your own. The unique floor plan has 5 bedrooms upstairs, perfect for large families or those who love extra space. Enjoy the convenience of an attached double heated garage plus a 30'x40' heated shop for all your projects or equipment. The private yard is hidden from the road and surrounded by trees, offering a peaceful retreat with no nearby neighbors—the closest home is over half a mile away. Two dugouts, including one for fresh rain-fed drinking water, a garden area, and open land suitable for animals complete this ideal acreage setup. A second older manufactured home on the property provides great potential for a guest house or rental after updates. This property offers the perfect northern Alberta lifestyle—quiet, private, and surrounded by nature. Click on the brochure link for additional info or ask your agent for one!