



GRASSROOTS
REALTY GROUP

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

#14 50027 Township Road 744
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2272629



\$620,000

Division:	Hillside Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,672 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	3.23 Acres		
Lot Feat:	Back Yard, Brush, Landscaped, Many Trees, Other, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR4
Foundation:	Piling(s)	Utilities:	-
Features:	Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Welcome to Hillside Estates—where acreage living meets smart, functional design. This property sits on a beautifully kept 3.23 Ac piece of land and offers everything a busy family or outdoor lover needs. The 30' x 34' heated shop comes with RV hookups, bathroom and extra laundry hookups, tons of room to work or store toys, and easy access thanks to poured concrete walkways. Off the back deck, a tidy concrete slab creates the perfect little hangout zone for summer nights and morning coffees. Inside, the floor plan is surprisingly slick for a manufactured home. The primary bedroom is tucked away with its own walk-in closet and ensuite—your private retreat. On the opposite end, you'll find three additional bedrooms, a full 4-piece bathroom, AND a bonus TV room that acts like a second living space for kids, teens, or guests. It's a layout that just works. The heart of the home is bright and welcoming with big windows, stainless steel appliances, a cozy wood stove, and well-maintained finishes throughout. Step outside and you've got a massive, levelled hockey rink built by the owner—an absolute dream for families who live at the rink all winter long. This property was all set up in 2019 making it a stress and worry free property with 2019 septic system, 2019 well and the garage built in 2020. It's a stunning, practical, family-friendly acreage with all the extras already done. Don't miss out on this one.