



**742049 Range Road 34  
Teepee Creek, Alberta**

**MLS # A2282178**



**\$750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached, RV Access/Parking		
<b>Lot Size:</b>	25.58 Acres		
<b>Lot Feat:</b>	Farm, Garden, Landscaped, Pasture, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	16-74-3-W6
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Soaking Tub		

**Inclusions:** bedroom suite in the basement, curtain rods, blinds, television mounted to wall in Primary bedroom

Escape to peaceful country living with this charming 3+1 bedroom, 2-bathroom bilevel set on 25 acres just 35 minutes from Grande Prairie, just north of Teepee Creek school. Inside, the home is bright and welcoming, with large windows. The cozy wood stove creates a warm, inviting atmosphere in the living room, while the main bathroom features a stunning clawfoot tub. Enjoy peace of mind with recent upgrades, including a newer hot water tank, furnace, well pump, and water filtration system. Step outside and take in everything this property has to offer: A wrap-around covered deck. A private yard with beautiful views A large garden area for growing your own food 2 Full service RV hookups for guests A utility shed and a barn The standout feature is the massive heated shop, complete with its own full bathroom. Perfect for a home based business, workshop, or serious hobby space. Whether you're dreaming of a hobby farm or simply looking for a quiet rural retreat, this property is move-in ready and full of opportunity. Come experience the space, privacy, and potential for yourself!