



**74078 Range Road 13
DeBolt, Alberta**

MLS # A2283608



\$289,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Mobile Home-Single Wide | | |
| Size: | 1,021 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 12.34 Acres | | |
| Lot Feat: | Brush, Few Trees, Front Yard, Pasture | | |

| | | | |
|--------------------|----------------------------------|-------------------|----------------------|
| Heating: | Forced Air, Propane | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | 4-74-1-W6 |
| Exterior: | Mixed, Vinyl Siding | Zoning: | A-1 Agricultural One |
| Foundation: | Block | Utilities: | - |
| Features: | Built-in Features, Double Vanity | | |

Inclusions: Small Chest Freezer, Livestock shelter and waterer

Looking for an affordable acreage to start your homestead or keep a few horses? This beautiful 12-acre parcel is the perfect opportunity! Conveniently located just 15 minutes north of DeBolt, 45 minutes from Grande Prairie, and only a couple of miles off pavement, this property offers the peaceful rural lifestyle you have been looking for. The land features a great mix of mature trees for privacy and open areas ideal for animals or future development. The cozy 2-bedroom, 1-bath home has seen numerous upgrades over the years, including a newer metal roof, vinyl siding, updated windows, a new hot water tank, and stylish cosmetic improvements throughout. Inside, you'll appreciate the large living room windows, bright kitchen, and spacious dining area. The primary bedroom includes a walk-in closet and direct access to the updated main bathroom, which features updated fixtures and a dual vanity. A second bedroom offers space for kids, guests, or a home office, while the attached porch/mudroom provides a convenient space to store and dry your outdoor gear. Outside, there is a well established gravel parking pad, a great lawn area, and horse-ready infrastructure—including pens, a shelter, a heated waterer, and a round pen. Services on the property include power, propane heating (natural gas available at the lot line), and a dugout water source. Affordable acreages like this don't come around often. Contact your favorite real estate professional to schedule a viewing today!