



**730080 Range Road 32
Teepee Creek, Alberta**

MLS # A2290252



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,085 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	10.08 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Many Trees		

Heating:	Forced Air, Propane	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	3-73-3-W6
Exterior:	See Remarks	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Negotiable

Have you been searching for your dream acreage? This beautifully crafted log home on a concrete foundation is CR-5 zoned and set on 10.08 acres just east of Grande Prairie, offering incredible flexibility and the ultimate outdoor lifestyle. Located just steps from the Smoky River and surrounded by crown land, this property is a rare opportunity for those who value space, privacy, and year-round adventure. From the moment you arrive, the full-length covered front porch invites you to picture slow mornings with coffee and evenings watching the kids play. Inside, you’ll appreciate the warmth and rustic charm throughout, with a functional main floor featuring a kitchen, living and dining area, bedroom, bathroom, and a cozy wood stove perfect for winter nights. Off the dining area, step onto the massive back deck designed for BBQs, entertaining, and soaking in long summer evenings. Upstairs offers a picture-perfect loft that works beautifully as a bedroom or additional living space, while the fully developed basement includes two more bedrooms, a bathroom, storage, and a family room. The home is finished with a durable metal roof, offering long-term peace of mind and minimal maintenance so you can focus on enjoying acreage living rather than worrying about upkeep. The property also includes a shed, lean-to, and is fenced while being set up for horses, making it ideal for hobby farming or equestrian enthusiasts. Only 10 minutes from the Teepee indoor arena! Acreages in this location with this level of charm and zoning flexibility rarely come available—book your showing today.