



35034 TWP RD 714
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2291991



\$865,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,571 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	80.00 Acres		
Lot Feat:	Few Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	30-71-3-W6
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

This beautifully renovated home on 80 acres offers comfort, space, and modern upgrades throughout. Renovated in 2022, the home features a stunning kitchen with quartz countertops, updated flooring, refreshed bathrooms, a new furnace with A/C, reverse osmosis system, power backup generator connected directly to the home, and many other thoughtful improvements. The spacious layout includes 5 bedrooms and 3.5 bathrooms, with three bedrooms conveniently located on the main floor and two additional bedrooms in the basement and full bathroom. The primary bedroom features a large and beautifully finished ensuite, creating a private retreat. The basement also offers a large recreation room, providing excellent space for family gatherings or entertaining. Completing the home is main floor laundry and a double attached heated garage, making it both practical and comfortable for everyday living. Outside, this incredible 80-acre property offers the perfect balance of recreation, agriculture, and peaceful country living. A scenic creek runs through the land, creating a beautiful natural setting and attracting abundant wildlife. The property has proven to be an exceptional wildlife habitat, regularly drawing impressive elk—something the current owner has enjoyed successfully harvesting here year after year. The back portion of the land is currently in hay and has been cut and baled through a crop-share arrangement with a neighbouring farmer. With plenty of space for livestock, recreation, and enjoying the outdoors, this property offers an outstanding opportunity to own a truly versatile and scenic piece of land.