



**1419 Twp 724
DeBolt, Alberta**

MLS # A2295295



\$760,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,037 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	30.30 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge , stove , dishwasher , washer , dryer , cistern and all water equipment ,

Escape the city and discover the space and freedom you've been dreaming of. This property is set on 30 scenic acres just 35 minutes from Grande Prairie near the welcoming community of DeBolt, this property is perfectly tailored for horse lovers seeking a well-equipped and private country retreat. The 2,037 sq. ft. custom bungalow offers a bright and inviting open layout with three spacious bedrooms, including a primary suite complete with a full ensuite and dual closets. The large living room is warmed by a cozy wood stove, while the generous dining area and thoughtfully designed country kitchen provide plenty of space for gathering, cooking, and entertaining. A private office near the entrance, a convenient rear entry with laundry, and a spacious family and recreation area add to the home's comfort and functionality. Covered front and back decks allow you to enjoy peaceful prairie views in every season. Equestrian enthusiasts will appreciate the exceptional setup designed with both horses and owners in mind. The property features a barn with a tack room and hitching post, post-and-rail pens, and an automatic waterer to simplify daily chores. The land is fully fenced and newly cross-fenced into four separate pastures, providing excellent rotation and grazing options. A 30' x 40' heated shop with a 14-foot overhead door, in-floor heat, and optional overhead natural gas heat offers ample space for equipment, projects, or additional storage, while the 40' x 40' covered lean-to and large detached garage add even more versatility. Water and infrastructure are well planned, with a new 2,200-gallon cistern servicing both the home and shop, with the fill station being only 5 minutes away. Two dugouts support livestock operations and can also be utilized for the home and shop if desired. The septic lagoon system was professionally serviced in August

2024, providing peace of mind. This is a great opportunity to own a turn-key acreage that truly caters to a horse-focused lifestyle, offering the perfect balance of comfort, functionality, and wide-open space.