



**85014 Township Road 722  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2157542**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,661 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	8.96 Acres		
<b>Lot Feat:</b>	Farm, Lawn, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	18-72-8-W6
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Fridge, Stove, Dishwasher, Washer Dryer, Window Coverings, Outbuildings, Riding Arena.

Charming 1,661 Sq. Ft. Acreage Bungalow with Modern Amenities and Equestrian Facilities located near Saskatoon Mountain! Discover this exceptional 1,661 sq. ft. bungalow, built by Ledarco in 2008, situated on 8.96 beautiful acres. Perfect for those seeking both a peaceful retreat and equestrian paradise, this property offers the best of country living with modern conveniences and is zoned CR5 for added flexibility. This well-maintained home has seen numerous recent upgrades, including a new well pump last year, septic pump was updated 2 years ago, fresh shingles in 2024, and a high-efficiency furnace and A/C system from 2018. You'll also enjoy the convenience of an on-demand hot water tank, just three years old, providing endless hot water. For horse lovers, the property features many horse shelters, pens, and two horse water stations. The barn includes a tack room and four stalls, while the Jackpine white sand ensures a low-dust environment for your horses. With expansive open grassed areas and a cozy fire pit, this property is perfect for outdoor gatherings and relaxation. Inside, the primary bedroom is spacious and comes complete with a luxurious ensuite bathroom. The main floor also includes two other generously sized bedrooms, perfect for family or guests. The kitchen is a chef's dream, featuring a large island that's perfect for cooking and entertaining. The living room is simply stunning, with picturesque windows that flood the space with natural light and a cozy gas fireplace for those chilly nights. The partially developed basement adds even more potential, with a fourth bedroom and full bath already in place. There's massive space for additional bedrooms, a family room, a games room, or anything else you desire—offering endless customization options. Outside, the property is adorned with beautiful Crab Apple and

Saskatoon trees, adding natural beauty to the landscape. Three sheds provide ample storage, and the recent updates to major appliances—including the fridge, stove, washer, and dryer (all replaced within the last five years)—make this home move-in ready. This remarkable acreage combines modern comforts with outstanding equestrian facilities, offering everything you need for a serene and versatile lifestyle. Don't miss your chance to make this dream property your own!