



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

44034 Highway 674
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2196122



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,644 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	116.11 Acres		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air
Floors:	Laminate, Linoleum, Tile
Roof:	Other
Basement:	Finished, Full
Exterior:	Other
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Well
Sewer:	Septic Tank
Condo Fee:	-
LLD:	5-74-4-W6
Zoning:	AG
Utilities:	-

Inclusions: Refrigerator x2, Stove x2, Dishwasher, Microwave, Washer, Dryer, Central Air Conditioner, Garage Door Opener & Controls

Nestled on 116 acres of beautifully landscaped land, this exceptional property offers the perfect blend of country living and equestrian excellence. Fully fenced and thoughtfully designed, it includes all the amenities any horse lover could dream of. The property features a 150 x 250 ft outdoor riding arena, perfect for training or recreational riding. The 7-stall tinned and insulated horse barn is built with both comfort and practicality in mind, providing a safe and spacious environment for your horses. Additionally, a 2-stall foaling barn ensures your breeding operations are well-supported. There are also 3 automatic water bowls for ease and convenience in caring for your animals. For all your storage and workshop needs, a new 60 x 80 shop (built in 2022) offers ample space with three large (16 foot) doors, full insulation, 2 radiant gas heaters & one forced air gas heater, water hook ups and a floor drain for maximum functionality. Whether you're using it for equipment storage, projects, or as a personal workshop this shop is complete with rv sewage dump as well as hot tub hook ups/electrical, and the wood stove provides a cozy atmosphere for year-round use. The bungalow style home has seen several updates to enhance comfort and longevity. The newer tin roof and siding ensure durability and low-maintenance living. Central air (installed in 2022) and two new furnaces (installed in 2011) ensure year-round comfort, while the spacious layout provides room for all your family's needs. Step into the living room with large South facing windows engulfing the room with natural sunlight and a wood burning fireplace providing a warm and inviting ambiance. Wrapping around into the dining area and kitchen complete with tons of cabinets for storage. Enjoy the convenient access to the back deck through patio doors. The primary bedroom has a beautiful wood

feature wall and boasts a 3pc ensuite. Your main floor is complete with two more bedrooms and a full bathroom. Heading downstairs to your fully finished basement enjoy a secondary kitchen complete with appliances, a huge open space, another bedroom as well as a 3pc bathroom. A new water well was installed in 2015. This acreage is the ultimate dream for those seeking a rural lifestyle with luxury amenities for both family living and equestrian pursuits. Whether you're an experienced horse owner or simply love the idea of owning a sprawling property with a breathtaking landscape, this acreage is sure to impress. Don't miss your chance to own this stunning piece of paradise!