



**715003 Road 91 Range
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2202705



\$484,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,678 sq.ft. | Age: | 1984 (41 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 9.99 Acres | | |
| Lot Feat: | Few Trees, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pasture, | | |

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|--------------------|---|-------------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Laminate, Linoleum, Vinyl | Sewer: | Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | 36-71-9-W6 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | CR5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry | | |

Inclusions: Wood Stove, 2x Garage Heaters, 2 Sheds, Red Barn

Tucked away just 18 minutes from the city and only 1 mile off pavement, this breathtaking 10-acre CR-5-zoned property is the perfect blend of privacy, functionality, and rural charm, ideal for small business owners, animal lovers, or anyone craving a peaceful retreat. Surrounded by lush trees, a beautifully landscaped yard, and a serene dugout aerated by a charming windmill, this property offers endless possibilities. The 1,678 sq. ft. character home exudes warmth and comfort, featuring three spacious bedrooms, two full bathrooms, and two inviting living areas, each with its own cozy wood stove. The bright, upgraded kitchen is a true showstopper, boasting modern cabinetry, stainless steel appliances, a massive island, sleek pot lights, and abundant storage, all complemented by newer windows, a newer hot water tank, and a durable, low-maintenance tin roof. Step outside onto the south-facing, maintenance-free composite deck (12' x 23'), where you can take in the stunning views of your private oasis. This meticulously maintained property is designed for both work and play, featuring a HUGE 32' x 48' heated Quonset with a 14' door, full spray-foam insulation, new gas lines, a garage heater, and fresh wiring, alongside a large drywalled shop heated by a natural gas garage heater, a spacious barn with two lean-tos for storage (one enclosed), and three additional sheds—all with metal roofs for lasting durability. The fully paved asphalt driveway ensures easy access to the home and shop, while a high-grade secondary gravel loop allows for year-round truck access, making this property perfect for running equipment, storing vehicles, or housing livestock. The recently installed well (5.5 GPM) and advanced water treatment system, including reverse osmosis, were a combined \$50,000 investment, providing the highest quality

water for your home and land, while the septic system features a reliable pump-out setup. With school bus pickup right at the end of the driveway (Beaverlodge K-12), this property is not only private but also family-friendly. The backyard is prepped for the ultimate summer retreat, featuring a sand landing for a humongous pool, seamlessly integrating with the deck so kids can jump right in for hours of fun. Best of all, with no immediate neighbors to the south, you'll enjoy unmatched peace and quiet, with a buried pipeline ensuring long-term privacy. Whether you're looking for the perfect place to run a business, raise animals, or simply enjoy the beauty of nature, this one-of-a-kind acreage delivers it all.