



**GRASSROOTS**  
REALTY GROUP

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**A & B, 740081 43 Range  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2211017**



**\$444,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                 |               |                   |
| <b>Type:</b>     | Residential/Manufactured House       |               |                   |
| <b>Style:</b>    | Acreage with Residence, Modular Home |               |                   |
| <b>Size:</b>     | 952 sq.ft.                           | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 3                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached               |               |                   |
| <b>Lot Size:</b> | 2.99 Acres                           |               |                   |
| <b>Lot Feat:</b> | See Remarks                          |               |                   |

|                    |                 |                   |                              |
|--------------------|-----------------|-------------------|------------------------------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | Well                         |
| <b>Floors:</b>     | Hardwood, Vinyl | <b>Sewer:</b>     | Holding Tank, Open Discharge |
| <b>Roof:</b>       | Metal           | <b>Condo Fee:</b> | -                            |
| <b>Basement:</b>   | None            | <b>LLD:</b>       | 3-74-4-W6                    |
| <b>Exterior:</b>   | See Remarks     | <b>Zoning:</b>    | CR5                          |
| <b>Foundation:</b> | Piling(s)       | <b>Utilities:</b> | -                            |
| <b>Features:</b>   | See Remarks     |                   |                              |

**Inclusions:** FRIDGE, STOVE, WASHER, DRYER, ALL WINDOW COVERINGS, 2X SHEDS

Set on 2.99 private acres with stunning views of the Peace Country, this beautifully upgraded property features two residences—ideal for multi-generational living or rental income. The main home has been fully renovated with a new roof, windows, doors, trim, paint, appliances, and more, offering 3 bedrooms, 1 bathroom, a cozy living room, and a functional kitchen. It also includes two detached garages: an 18x24 heated workshop with concrete floor, plumbing, and power (built in 2022), and a 24x24 garage with wood flooring, power, and a roll-up door (built in 2023). The second residence, a 600 sq ft red cottage currently rented for \$1,250/month, offers excellent flexibility for income or extended family. Additional highlights include two sheds, a power transfer switch for generator backup, excellent well water, a septic holding tank, steel pile foundation, and full fencing. A fantastic rural setup just waiting to be enjoyed—book your showing today!