



GRASSROOTS
REALTY GROUP

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694083 Range Road 104
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2222748



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,189 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	54.92 Acres		
Lot Feat:	Treed		

Heating:	Forced Air, Propane	Water:	Dugout
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	28-69-10-W6
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: 5 Sheds, Chicken Coop & Enclosure, Firepit, Garage Heater, Propane Tank (Rental)

Private 55-Acre Acreage Backing Onto Crown Land With River Access! Discover peace, privacy, and endless outdoor opportunities on this stunning 55-acre property, located just 45 minutes southwest of Grande Prairie near Hinton Trail Hall. Tucked away on a quiet dead-end road, this serene acreage backs directly onto crown land, offering access to the Wapiti River and unmatched recreational potential right out your back door. The charming 1980s farmhouse has been thoughtfully updated and include vinyl windows, paint & flooring, a durable tin roof, a renovated main bathroom and kitchen, a new furnace, hot water tank, and central A/C. The bright, open-concept main floor boasts a kitchen, dining, and living area filled with natural light and warmed by a cozy wood-burning fireplace. Upstairs, you'll find two bedrooms including an oversized primary retreat with a walk-in closet. The finished basement adds two additional bedrooms, a half bath, laundry room, two flex spaces, and plenty of storage, perfect for a growing family. Outdoors, you'll find an oversized 26x44 heated garage with 220V power, a chicken coop with fenced enclosure, and five outbuildings serving as a barn, workshop, and storage sheds. Approximately 45 acres are currently in hay, and the land is serviced by three dugouts—one of which has been transformed into a private recreational pond, while the others provide treated household water with a filtration system, softener, and chlorinator. The beautifully treed yard features mature spruce and pine, ornamental apple trees, raised garden beds, and a firepit area—ideal for enjoying quiet evenings under the stars. Backed by crown land, this acreage offers unmatched recreational freedom—whether it's hiking, horseback riding, quadding, hunting, or simply exploring Alberta's

vast wilderness. With only 4.8 km of gravel road off paved Range Road 110, this property offers both seclusion and accessibility. If you've been dreaming of a peaceful rural lifestyle with the bonus of outdoor adventure at your fingertips, this property is a must-see.