



GRASSROOTS
REALTY GROUP

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74031 Township Road 704
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2223236



\$550,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	2,121 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	5.00 Acres		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	Well
Floors:	Other	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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This 5-acre treed property offers the perfect mix of space, privacy, and versatility. The 2,160 sq ft home features 4 spacious bedrooms, 2 bathrooms (including a primary ensuite), and a beautiful rustic-style addition with pine ceilings, large windows, and a cozy stone gas fireplace. The spacious kitchen, and the layout is ideal for families or those who love to host. Step through the French doors onto the deck—perfect for watching wildlife, enjoying peaceful sunsets, or cheering on the kids doing loops on their quads. Outside, you’ll find an oversized fenced garden, rock landscaping, flower beds, and even a real train car—great for storage or a creative project space! The property has 2 sheds, and CR-5 zoning, offering endless potential for a home business or hobby farm. With a strong well and an advanced 4-tier septic system that even helps water the trees, this acreage is green, well cared for, and ready for its next chapter.