



**742049 Range Road 34
Teepee Creek, Alberta**

MLS # A2282178



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,101 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	25.58 Acres		
Lot Feat:	Farm, Garden, Landscaped, Pasture, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	16-74-3-W6
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Soaking Tub		

Inclusions: bedroom suite in the basement, curtain rods, blinds, television mounted to wall in Primary bedroom

Escape to peaceful country living with this charming 3+1 bedroom, 2-bathroom bilevel set on 25 acres just 35 minutes from Grande Prairie, just north of Teepee Creek school. Inside, the home is bright and welcoming, with large windows. The cozy wood stove creates a warm, inviting atmosphere in the living room, while the main bathroom features a stunning clawfoot tub. Enjoy peace of mind with recent upgrades, including a newer hot water tank, furnace, well pump, and water filtration system. Step outside and take in everything this property has to offer: A wrap-around covered deck. A private yard with beautiful views A large garden area for growing your own food 2 Full service RV hookups for guests A utility shed and a barn The standout feature is the massive heated shop, complete with its own full bathroom. Perfect for a home based business, workshop, or serious hobby space. Whether you're dreaming of a hobby farm or simply looking for a quiet rural retreat, this property is move-in ready and full of opportunity. Added bonus is the land is cross fenced for cattle or horses with 2 all season waters. Plus a cattle handling system which includes a bub and cattle squeeze. Come experience the space, privacy, and potential for yourself!