



Pt: NE-8-73-5-W6 RGE RD 54
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2291576



\$599,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,520 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad, RV Access/Parking		
Lot Size:	5.22 Acres		
Lot Feat:	Farm, Few Trees, Front Yard, Gentle Sloping, Rectangular Lot, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	8-73-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: TV mount, Blinds

Perfect for first-time acreage buyers or families seeking space! Looking to give your family more space to grow—without giving up convenience? This 5.22 acre acreage offers room to breathe, open views, and a quieter lifestyle, all approximately 15 minutes north of Grande Prairie and closer than Sexsmith. The drive is almost entirely paved, with only 0.5 km of gravel, making daily commuting, school runs, and errands easy year round. Zoned CR5, this property is ideal for families who want flexibility—whether that’s building a shop, keeping a horse, giving kids space to roam, or running a home based business. It’s acreage living that adapts as your family’s needs change. The 2013 manufactured home (1,520 sq ft) is well suited for family life, featuring 3 bedrooms, 2 full bathrooms, a gas fireplace, a large kitchen and livingroom for gatherings, and a spacious primary bedroom with an ensuite and a walk-in closet. The home has been freshly painted, includes new flooring throughout, and sits on an elevated site with excellent natural drainage—practical and low maintenance. Key infrastructure is already in place: • Brand new well (50 GPM) • New septic system For families, this home provides peace of mind knowing the most expensive systems are new, reliable, and not nearing replacement. A great fit for families seeking space and lifestyle, with the added bonus of CR5 zoning flexibility for home based business or hobby use—all while staying close to town and on pavement.