



742067 RGE RD 54
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2299546



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,593 sq.ft.	Age:	1970 (56 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	31.11 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Mound Septic
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	16-74-5-W6
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: NA

Welcome to this incredible 31.11 acre farm in the desirable Webster area, zoned AG and perfectly set up for country living and livestock. The property features a 30'x40' heated shop complete with a large lean-to on the side and a barn attached at the back, offering excellent functionality for equipment, storage, or animals. The fully renovated 6-bedroom, 2 full bathroom home provides plenty of space for a growing family, and the durable tin roof adds long-term peace of mind. The land is fenced and cross-fenced with a cattle waterer already in place, making this property turnkey and ready for your livestock from day one. Whether you're looking to expand your operation or enjoy rural living with room to roam, this farm delivers the space, setup, and versatility you've been searching for. Contact a Real Estate Agent to get your viewing in before it's gone!