



730007 Range Road 50
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2305343



\$534,900

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|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,533 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Triple Garage Detached | | |
| Lot Size: | 5.08 Acres | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|-------------------------|-------------------|---------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Vinyl Plank | Sewer: | Septic System |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | 6-73-4-W6 |
| Exterior: | Mixed | Zoning: | CR-5 |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Underground Dog Fence / Collar

If you've been looking for that perfect slice of peace and quiet without a grueling commute, this is the one! Situated just a short 10-minute drive northeast of Clairmont, this 5.08-acre property offers the ultimate acreage lifestyle with CR-5 zoning and all the heavy lifting already done for you. The 1,533-square-foot home features a bright and functional three-bedroom, two-bathroom layout that feels fresh and modern thanks to brand-new vinyl plank flooring throughout. The kitchen was recently upgraded in late 2023 with new stainless steel appliances, and the home's history includes a well-integrated addition from 2002 to the original 1999 structure. One of the biggest perks of this property is the incredible 28-by-39-foot heated triple detached garage, which, along with the house, features a durable metal roof for total peace of mind. Out in the yard, you'll find two large storage sheds for all your gear and storage needs, and an underground pet fence to keep your furry friends safe while they roam. You can also rest easy knowing the big-ticket maintenance items are fully handled, including a new furnace installed in late 2024, a new hot water tank from the spring of 2025, and a septic system that has been professionally serviced regularly. This is a solid, move-in-ready setup that's just waiting for you to come and enjoy!