



732081A RGE RD 94
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2307828



\$579,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,327 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1
Garage:	Additional Parking, Garage Door Opener, Quad or More Detached		
Lot Size:	13.58 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-73-9-W6
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

13.5 acres of private, treed paradise featuring a 42' x 54' shop (17' ceilings, 14' x 18' overhead door, mezzanine, 100-amp service, gas roughed in), AG zoning for animals and gardening, a chicken coop, fenced garden spot, two fenced animal paddocks with shelters, and a 4-bedroom, 1-bathroom home—perfect for hobby farmers, shop enthusiasts, or anyone craving space, privacy, and freedom. This versatile property is fully set up for a hobby farm lifestyle and also includes a charming 3-season cabin. Enjoy ultimate seclusion with a nearly 1/2-mile private driveway surrounded by mature trees, plus RV parking with a 30-amp plug, wiring for an EV charger, rainwater collection for sustainable living, and excellent hunting in the surrounding area. The home offers updated flooring, a WETT-inspected wood stove, and newer shingles, along with key mechanical upgrades including a new well pressure tank, hot water tank, and reverse osmosis system, and a brand-new septic system currently being installed—an affordable acreage with incredible potential to build equity while enjoying the best of country living. Click on the multi media or video link to view the virtual tour, click on brochure link to view full acreage brochure.