



**50025 TWP RD 733A Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2308120**



**\$691,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Quad or More Detached		
<b>Lot Size:</b>	34.94 Acres		
<b>Lot Feat:</b>	Farm, Pasture, Private, Views		

**Heating:** Forced Air

**Water:** Well

**Floors:** Carpet, Linoleum

**Sewer:** Open Discharge

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 24-73-5-W6

**Exterior:** Concrete, Wood Frame

**Zoning:** AG

**Foundation:** Wood

**Utilities:** -

**Features:** No Smoking Home

**Inclusions:** appliances, cattle waterers

Escape to country living with this 34.94-acre AG-zoned property perfectly set up for hobby farmers and horse enthusiasts just outside Grande Prairie. This well-maintained 1,092 sq ft home offers 3 bedrooms and 2 bathrooms, featuring a main-floor primary bedroom, convenient main-floor laundry, and a bright living room with stunning views of the surrounding land. Recent updates in the past year include a fully renovated main bathroom, new vinyl plank flooring upstairs, fresh basement carpet, and a Culligan water filtration system, along with prior improvements such as shingles (approx. 10 years), hot water tank (2019), and exterior paint (5 years ago). The versatile 56' x 32' heated shop/barn is fully insulated with forced air heat, wood stalls, tack room, overhead door, and recent roof, soffit, and eaves (3 years ago), offering excellent potential for shop conversion with a concrete floor. The land is thoughtfully set up for livestock with four fenced pastures, three heated cattle waterers, and a natural spring in the southwest corner. An additional 84 adjoining acres may also be available for purchase—ask for details—making this a rare and flexible opportunity for those looking to expand their agricultural footprint. Click on the video or multi media link to view the 3D tour and click on the brochure link for the full acreage brochure.