



730049 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2314549



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,078 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, None		
Lot Size:	19.89 Acres		
Lot Feat:	Brush, Many Trees, Private		

Heating:	Central	Water:	Well
Floors:	Vinyl Plank	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-73-5-W6
Exterior:	Stone, Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: All out building, A/C

Welcome to your private Peace Country paradise, located just 10 minutes from Grande Prairie and a half mile off the pavement. Sitting on nearly 20 acres with your closest neighbor a half a mile away, this property offers unmatched seclusion and country living. The 1972 bungalow was fully remodeled from top to bottom in 2021, featuring a bright kitchen, a convenient half-bath, and a large family room with an electric fireplace. Also the main floor hosts the master bedroom with a walk-in closet and ensuite, while the fully finished basement offers three additional bedrooms large family room and a full bathroom. Outside, a mechanic's dream awaits in the 48x32 shop, which features cozy in-floor heat, a full bathroom, and laundry hookups. Animal lovers will appreciate the 31x28 barn, great for all kinds of livestock, along with multiple older outbuildings providing abundant storage. This turnkey acreage perfectly balances modern luxury with ultimate rural privacy.