



**734017 Range Road 65**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2314775**



**\$524,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	5.30 Acres		
<b>Lot Feat:</b>	Few Trees, Fruit Trees/Shrub(s), Garden, Irregular Lot, Open Lot, Pasture		

<b>Heating:</b>	Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	29-73-6-W6
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Blinds, Storage Sheds x3, Dog House

Some properties offer space. Others offer possibility. Set on 5.30 acres just 8 km West of Sexsmith, this lovingly maintained acreage has been thoughtfully created for those dreaming of a quieter pace, room to grow, and a lifestyle connected to the land. Built in 2014, this 1,520 sq ft home offers a warm and functional layout with three bedrooms and two bathrooms, designed for both everyday living and future dreams. The spacious kitchen offers abundant prep and workspace, a large walk-in pantry, and recently upgraded stove and dishwasher, creating a space that is as practical as it is welcoming. Tucked away at the rear of the home, the primary suite provides a peaceful retreat complete with a huge ensuite and walk-in closet. Step outside and you'll quickly appreciate the care and vision poured into this property. Baby lilac bushes have been freshly planted along both sides of the driveway, creating the beginnings of a beautiful entrance that will continue to mature over time. The south fence line has been thoughtfully planted with young apple and pear trees, while numerous spruce trees throughout the property are creating privacy, shelter, and a landscape that will only become more stunning with each passing year. Fresh grass and clover have been established throughout the yard and will continue filling in to create a lush green setting around the home. Designed with the homestead lifestyle in mind, the property also features multiple garden spaces, raspberry + strawberry bushes, pasture area, and room to expand your vision. The well and septic systems have recently been serviced and upgraded, offering valuable peace of mind for future owners. A true standout feature is the incredible 20 x 30 barn, built in 2022. Powered, heated, recently insulated, and finished with durable rubber paving throughout, this space has been transformed into something

truly special. Whether you envision a workshop, home business, creative studio, play space, office, or something entirely your own, the possibilities here are endless. Zoned CR-5, this property opens the door to additional flexibility and business opportunities, allowing you the freedom to dream bigger and create a lifestyle tailored to you. The hard work has already been done. Now it's ready for someone new to continue the story. Reach out to your favourite realtor today and take a tour before it's gone!