



743001 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2315281



\$469,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,376 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	8.75 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Many Trees, Mea		

Heating:	Forced Air, Propane, Wood Stove	Water:	Well
Floors:	Vinyl	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	24-72-5-W6
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions: 12x40 Horse shelter, 10x12 buildings (2)with power, 12x12 insulated chicken coop, goat shed, 15x16 cold storage (wood shed),

Set on 8.75 acres just 25 km from town, this 3 bedroom modular home is perfect for hobby farmers, horse lovers, or for someone looking to get away from the city! Pavement takes you almost the entire way, with only the last kilometre being gravel. Inside vaulted ceilings and a large front window make the living room feel spacious, while the kitchen sits at the centre of it all with a skylight, pantry, new fridge (2026), new dishwasher ((2026)and a window over the sink looking out across the property. Across from the kitchen, the dining area includes built-in cabinetry and another window offering good natural light and a beautiful view. Tucked away on one end, the spacious primary bedroom offers amazing privacy and boasts a 3 piece ensuite and walk in closet. On the opposite side, you’ll find two additional bedrooms and a full 4-piece bathroom.The back entrance includes a WETT certified wood stove that adds extra warmth during colder months, and the home has seen several important updates including a new furnace in 2023 (AC ready)and new shingles in 2024. Plus, a backup generator is already in place for added peace of mind. Outside is where this property really shines!! The fully fenced perimeter is page wired fenced and set up for a variety of livestock and hobby farm needs. There’s a horse shelter, insulated chicken coop, goat shed, cold storage shed, gardens and raised beds, plus two additional powered buildings that give you flexibility for storage, workshops, or projects. The acreage also includes a gated entrance, along with an automatic livestock waterer already installed. A large deck gives you plenty of room to sit and take in the views of the land, and the hot tub (as is, where is) is included. If you’ve been looking for an acreage with a lot of the set up already done less than half an hour from town, give your

REALTOR®; a call today!