



GRASSROOTS
REALTY GROUP

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74078 Range Road 13
DeBolt, Alberta

MLS # A2320700



\$289,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,021 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	12.34 Acres		
Lot Feat:	Brush, Few Trees, Front Yard, Pasture		

Heating: Forced Air, Propane

Floors: Vinyl Plank

Roof: Metal

Basement: None

Exterior: Mixed, Vinyl Siding

Foundation: Block

Features: Built-in Features, Double Vanity

Water: -

Sewer: -

Condo Fee: -

LLD: 4-74-1-W6

Zoning: A-1 Agricultural One

Utilities: -

Inclusions: none

Looking for an affordable acreage to start your homestead or keep a few horses? This beautiful 12-acre parcel is the perfect opportunity! Conveniently located just 15 minutes north of DeBolt, 45 minutes from Grande Prairie, and only a couple of miles off pavement, this property offers the peaceful rural lifestyle you have been looking for. The land features a great mix of mature trees for privacy and open areas ideal for animals or future development. The cozy 2-bedroom, 1-bath home has seen numerous upgrades over the years, including a newer metal roof, vinyl siding, updated windows, a new hot water tank, and stylish cosmetic improvements throughout. Inside, you'll appreciate the large living room windows, bright kitchen, and spacious dining area. The primary bedroom includes a walk-in closet and direct access to the updated main bathroom, which features updated fixtures and a dual vanity. A second bedroom offers space for kids, guests, or a home office, while the attached porch/mudroom provides a convenient space to store and dry your outdoor gear. Outside, there is a well established gravel parking pad, a great lawn area, and horse-ready infrastructure—including pens, a shelter, a heated waterer, and a round pen. Services on the property include power, propane heating (natural gas available at the lot line), and a dugout water source. Affordable acreages like this don't come around often. Contact your favorite real estate professional to schedule a viewing today!