



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

MLS # A2323554



\$691,900

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

Updated 3-bedroom, 2-bathroom home with a fully finished basement, heated 56' x 32' shop/barn, and private treed yard site on 34.94 acres just minutes from Grande Prairie. This well-maintained 1,092 sq. ft. home offers a main-floor primary bedroom, convenient main-floor laundry, and a bright living room overlooking the surrounding countryside. Recent updates include a fully renovated main bathroom, new vinyl plank flooring on the main level, fresh basement carpet, and a Culligan water filtration system, while additional improvements include shingles (approximately 10 years old), a hot water tank (2019), and exterior paint completed approximately 5 years ago. The versatile 56' x 32' heated shop/barn is fully insulated and equipped with forced-air heat, wood stalls, a tack room, overhead door, concrete floor, and updated roof, soffit, and eaves completed approximately 3 years ago. The property is well suited for hobby farming, horses, or livestock with four fenced pastures, three heated cattle waterers, and a natural spring located in the southwest corner of the property. Enjoy the privacy, space, and functionality this turn-key acreage has to offer. Click the multimedia link to view the 3D tour and brochure for additional property details.