



**49 A&B, 745067 55 Range
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2323803



\$484,000

Division:	JD Renton Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,143 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	3.95 Acres		
Lot Feat:	Corner Lot, Many Trees, Private		

Heating:	Forced Air, Oil	Water:	Cistern
Floors:	Laminate, Vinyl Plank	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	CR4
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Wood Counters		

Inclusions: N/A

Looking for a private, beautifully treed acreage with room to live, work, and play? This versatile 3.95-acre property in Webster offers a heated detached garage, secondary cabin, additional powered outbuilding, garden area, fenced pen, and two driveways with convenient drive-through access. Located directly across from crown land and surrounded by endless trails, it's an ideal setup for outdoor enthusiasts, hobby farmers, growing families, or those seeking multigenerational living. The modular home features 3 bedrooms and 1 bathroom and has seen numerous thoughtful updates over the years, including the kitchen, bathroom, addition, and appliances. A cabin addition built in 2004 adds an additional 3 bedrooms and 1 bathroom, creating excellent flexibility for extended family, guests, or potential rental income. Beautiful wood countertops add warmth and character throughout, while the mature trees, private setting, and endless recreation opportunities create a true acreage lifestyle. Whether you're looking for country living, hobby farm potential, multigenerational living, or simply a place with room to grow, this unique acreage offers endless possibilities. Call today!