



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

742067 Rge Rd 120
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2328710



\$695,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	160.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Hythe
Basement:	-	LLD:	18-74-11-W6
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Pasture

Escape to the peace and privacy of country living with this exceptional 160-acre property, ideally situated on a quiet dead-end road with no other residences along the road. Located on the edge of the beautiful Saddle Hills and only a half mile from pavement, this secluded property offers the perfect combination of comfort, recreation, and agricultural opportunity. The land is perimeter fenced and cross-fenced, making it well suited for livestock, with an abundance of productive bush pasture. Numerous trails wind throughout the property, providing endless opportunities for hiking, horseback riding, ATVing, or simply exploring your own private wilderness. An existing pipeline and reclaimed wellsite provide additional grazing area, while a newer wellsite and riser generate \$4,126 annually in Surface Lease Revenue. At the heart of the property is a beautiful 2023 Triple M Housing modular home offering 1,672 square feet of thoughtfully designed living space. Professionally installed on metal screw pilings, this home features a bright, open-concept floor plan centered around a stunning kitchen with an oversized island, walk-in pantry, abundant cabinetry, and generous counter space. The spacious primary suite includes a walk-in closet and private 3-piece ensuite, while two additional large bedrooms provide plenty of room for family or guests. A separate family room offers additional living space and was designed to be easily converted into a fourth bedroom if desired. Step outside onto the massive 16' x 48' deck, the perfect place to relax, entertain, and enjoy the tranquility of your surroundings. The 24' x 24' detached garage is insulated, heated, and even has water service, making it ideal for year-round use. Adding even more value, the property previously accommodated a second mobile home, and the utility services remain stubbed in and ready for

future use, whether for another residence, guests, or additional income potential. Whether you're searching for a private country residence, a livestock operation, a recreational retreat, or an investment with annual surface lease income, this remarkable Saddle Hills property offers an opportunity that's becoming increasingly difficult to find.