



GRASSROOTS
REALTY GROUP

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711080 RR 74
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2330146



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,078 sq.ft.	Age:	1911 (115 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	9.75 Acres		
Lot Feat:	Corner Lot, Many Trees, See Remarks		

Heating:	Central	Water:	Private, Public
Floors:	Laminate	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-71-7-W6
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Beamed Ceilings, Ceiling Fan(s), Vinyl Windows		

Inclusions: Lawnmower, Yard tools, Welder, torch set, hand tools, power tools

Opportunity knocks just 10 minutes from Costco! Situated on a private 9.75 acres this unique property offers endless potential—whether you are looking for a private acreage, a home-based business site, or a potential subdivision project. Originally an historic farm schoolhouse, the character home has been completely transformed with major upgrades and meticulous maintenance. The exterior house envelope was completely redone in 2019, including brand-new siding, shingles, and windows for great efficiency and peace of mind. Inside, the main living space features 4 bedrooms and 1 full bathroom, along with a roughed-in bathroom in the basement ready for your custom finish. The basement itself was taken right down to the studs and rebuilt with fireproof and acoustic drywall for maximum safety, quiet, and comfort. Updated utilities include a hot water tank replaced in 2017 and a reliable water well with a brand-new pump, plus the convenient option to hook directly into the municipal water line at the property boundary. The well-maintained yard is fully set up for hobbies, storage, or equipment with a functional shop, a large pole barn, three grain sheds, and an additional storage shed. A truly rare find combining privacy, historic charm, and flexibility.