



GRASSROOTS
REALTY GROUP

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14040 RR 14A
Rural Provost No. 52, M.D. of, Alberta

MLS # A2331797



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,395 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached, Triple Garage Detached		
Lot Size:	14.70 Acres		
Lot Feat:	Back Yard, Farm, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AD
Foundation:	Preserved Wood	Utilities:	Electricity Connected
Features:	Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Escape to your own private country retreat with this incredible +/-14 Acres designed for both comfortable family living. Whether you've been dreaming of wide-open spaces, room for horses, or the perfect place to entertain, this property truly has it all. Built in 1981, this well-maintained home offers approximately 1,400 sq. ft. of thoughtfully designed living space. The heart of the home is the beautifully remodelled kitchen (2019), featuring timeless finishes and an inviting layout perfect for gathering with family and friends. New flooring throughout the main floor adds a fresh, modern touch, while the generous living spaces create a warm and welcoming atmosphere. The spacious primary suite is a true retreat, complete with a large walk-in closet and a private 4-piece ensuite. Main floor laundry adds everyday convenience, while the fully finished basement offers even more room to spread out with two additional bedrooms, another 4-piece bathroom, a second laundry room, and plenty of flexible living space for family or guests. Step outside and you'll discover where this property truly shines. Spend summer evenings under the covered patio beside the built-in fireplace, or unwind year round in the cedar hot tub room. For the hobbyist, entrepreneur, or anyone needing exceptional workspace, the property features an impressive 30' x 50' heated shop with both in-floor and radiant heat, plus floor drains. A 30' x 60' pole shop provides additional storage for equipment, trailers, or recreational vehicles, while the detached triple-car garage offers plenty of everyday convenience. Also set up with a dedicated tack building, fenced pasture areas, and ample space for your animals to roam. Every detail has been designed to make country living as functional as it is beautiful. This is more than just an acreage—it's a lifestyle. A place where mornings begin with peaceful sunrises,

evenings end around the fire, and every day feels like a getaway. This acreage is 10KM from Provost and 14KM from Macklin. Directions: Turn left (travelling from Provost) off Highway 13 onto RR14A, first acreage on the right.