



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

743046 Range Road 41 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2341675



\$585,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, C		
Lot Size:	10.01 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, See Remarks, Treed		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	23-74-4-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Privacy, space, and endless possibilities await on this 10-acre CR-5 zoned property! Nestled among mature trees, this peaceful acreage offers the ideal balance of rural tranquility and everyday convenience. Teepee Creek is just minutes away, Sexsmith is a short drive, and Grande Prairie is easily accessible for work, shopping, and amenities. Set well back from the road, the private driveway leads to a spacious cleared area offering plenty of room for vehicles, equipment, hobbies, or even a home-based business. The 24' x 30' detached garage features an impressive 12' ceiling and a 10' high overhead door, providing excellent clearance and versatility for larger vehicles, equipment, storage, or a workshop. Wired 220 Amp. The expansive front deck is the perfect place to enjoy your morning coffee, entertain friends, or simply take in the peaceful surroundings. Step inside to a bright and welcoming home featuring two entrances and a functional open-concept layout. The kitchen is designed with both style and practicality in mind, offering a large island with seating, corner pantry, and modern appliances. The kitchen flows effortlessly into the dining and living areas, creating a comfortable space for everyday living and entertaining. Vaulted ceilings in the living room enhance the open, airy feel of the home. The primary bedroom offers a relaxing retreat with a walk-in closet and private ensuite. Two additional bedrooms, a full bathroom, and a dedicated laundry room provide plenty of space and convenience for family, guests, or a home office. Outside, the possibilities are yours to create. The backyard features an existing firepit, storage shed, and plenty of space for a garden, play area, additional outdoor living space, or whatever suits your lifestyle. Mature trees and neighboring acreages create a peaceful country atmosphere while still providing a welcoming sense of community.

Move-in ready and offering the space, privacy, and flexibility that can be hard to find, this acreage is an excellent opportunity for anyone looking to enjoy country living without being far from the conveniences of town. Come experience the possibilities and see why this property could be the perfect place to call home!