



GRASSROOTS
REALTY GROUP

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725002 Range Road 52
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2342744



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	5 Level Split, Acreage with Residence		
Size:	1,950 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Insulated, Single Garage Attached		
Lot Size:	9.97 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum, Tile, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-72-5-W6
Exterior:	Cement Fiber Board	Zoning:	AG
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Satellite
Features:	Beamed Ceilings, High Ceilings, No Smoking Home, Separate Entrance, Soaking Tub, Storage		

Inclusions: Freezer

9.97 ACRES | HORSE/CATTLE SETUP | WESTERLY VIEWS | MOTHER-IN-LAW SUITE | SHOP | 20' x 28' GARAGE!
Enjoy peaceful country living just 8 minutes north of Clairmont and 15 minutes northeast of Grande Prairie. This spacious, nearly 2,000 sq. ft. home offers a great family layout, beautiful western views and a property already has old fences set up for horses or cattle. The acreage is fenced and cross-fenced with an older shelters livestock waterers, and a round pen, providing a functional setup for hobby farming or keeping animals. The property also offers plenty of room for gardening, recreation and enjoying the outdoors. The bright main living area features large windows and a stunning floor-to-ceiling tiled feature wall with built-in fireplace. The generous kitchen offers abundant cabinetry and counter space, a large island with built-in cooktop and wall oven. A formal dining room provides access to the fenced backyard through patio doors. Upstairs you'll find 4 bedrooms, including the spacious primary bedroom with walk-in closet and ensuite. The main bathroom includes a soaker tub and convenient stacked washer/dryer. The first basement level is fully finished with a bedroom, bathroom, recreation area and kitchenette/laundry area, plus a separate entry leading toward the attached 20' x 28' double garage. The lower level provides additional storage, cold storage and firewood storage. Outside, the fenced and gated property features a rear deck, raised garden beds, plenty of lawn space, a small barn with attached pole structure, 20' x 24' workshop with greenhouse lean-to, and an A-frame playhouse. The livestock area includes fencing, cross-fencing, waterers, shelters and a round pen. Recent upgrades: septic tank (2023), roof (2023), furnace & hot water tank (2024), well (2026), fresh paint (2026), new vinyl

flooring throughout most the home. A fantastic opportunity to enjoy 9.97 acres of country living with a functional horse/cattle setup, multiple outbuildings, a spacious family home and convenient access to Grande Prairie and Clairmont!