



GRASSROOTS
REALTY GROUP

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76272 Range Road 75
Rural Saddle Hills County, Alberta

MLS # A2345284



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,086 sq.ft.	Age:	1942 (84 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	30.11 Acres		
Lot Feat:	Backs on to Park/Green Space, Beach, Creek/River/Stream/Pond, Fruit Trees		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Metal
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	Laminate Counters, Storage

Water:	Dugout
Sewer:	Open Discharge, Septic Tank
Condo Fee:	-
LLD:	18-76-7-W6
Zoning:	Agriculture
Utilities:	-

Inclusions: N/A

RARE WHITE-SAND RIVERFRONT ACREAGE | 30.11 ACRES | LESS THAN 1 HOUR FROM GRANDE PRAIRIE! This is the kind of property buyers wait years to find — and once it's gone, it may be a long time before another opportunity like it comes along. Located just west of Woking on a quiet dead-end road, this remarkable 30.11-acre property in Saddle Hills County offers an incredible combination of white beach-sand riverfront, mature trees, recreational trails, hunting opportunities, a stocked pond, multiple outbuildings and a comfortable 3-bedroom, 2-full-bathroom home. Whether you're looking for a private family retreat, hunting property, recreational getaway or your own piece of Alberta wilderness, this property delivers an experience that is truly difficult to replicate. The nearly 1,600 sq. ft. of livable space provides plenty of room for family and guests with 3 bedrooms and 2 full bathrooms, while the single attached garage offers convenient vehicle and equipment storage. Outside is where this property truly comes alive. A beautiful approximately 20-foot-deep pond with a fountain and trout creates an incredible focal point and offers the opportunity to enjoy fishing right on your own property. A separate cabin provides additional space for guests or a private getaway, while multiple sheds offer storage for tools, equipment and recreational gear. The acreage is surrounded by abundant mature trees, creating natural privacy, shelter from the wind and a peaceful atmosphere throughout the property. Established and landscaped trails wind through the land, providing excellent access for quads, side-by-sides, dirt bikes and other off-road toys, with the potential to create your own private dirt-bike or off-road course with some additional work. The property also offers tremendous appeal for outdoor enthusiasts and hunters, with moose, elk and deer found in

the surrounding area. And then there is the feature that truly sets this property apart — the white beach sand along the riverfront. Picture summer days spent along your own sandy riverfront, evenings around the property with friends, fishing the stocked pond, exploring the trails, hunting in the surrounding area and having the freedom of more than 30 acres to enjoy. The Agricultural zoning also provides additional possibilities, subject to Saddle Hills County regulations and permitted uses. Located less than an hour from Grande Prairie, this property gives you the rare opportunity to escape into your own private recreational paradise without giving up reasonable access to the city. Riverfront. White sand. 30.11 acres. Private pond. Trout. Hunting. Trails. Cabin. Mature trees. Privacy. Put it all together and you have a property that is exceptionally hard to duplicate. If you've been searching for a truly special recreational retreat where friends and family can gather and make memories for years to come, don't let this one pass you by. A property this unique deserves to be seen in person. Showings by appointment only.