



**GRASSROOTS**  
REALTY GROUP

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**40045 TWP Road 744**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2206536**



**\$549,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	21.05 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Treed, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	24-74-4-W6
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Heater, Shed, Lean-To		

An exceptional acreage with 21 acres of pristine land, this private and fully fenced acreage offers ultimate seclusion, surrounded by beautiful trees and secured by a gated entrance. With prime agricultural zoning, the property presents limitless possibilities for a variety of uses. A long driveway leads to the residence and 40x30 heated garage, providing ample workspace and storage. In the southeast corner, a deep pond with its own dock is safely fenced off, making it a secure and picturesque feature for families with children and pets. Additional structures, including a lean-to shelter and shed, offer extra storage solutions. A sprawling deck extends the full length of the home, providing access to both entrances and a perfect spot to enjoy the peaceful surroundings. Inside, the spacious 1,520 sq ft home boasts an open-concept design with vaulted ceilings, a large living room centered around a cozy wood stove, and a vast kitchen with abundant counter space, cabinetry, and a large island with a raised eating bar, seamlessly flowing into a bright dining area with a sizeable window. On one side of the home, three well-appointed bedrooms and a full bathroom provide comfortable accommodations, while the expansive master suite on the opposite side features a generous walk-in closet and a full ensuite for added privacy. Meticulously maintained by the original owners, this move-in-ready property is fully fenced and animal-friendly, making it an excellent choice for those with livestock or pets. Combining comfort, functionality, and endless potential, this exceptional acreage is a rare find!