



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

A & B, 740081 43 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2211017



\$444,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	952 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	2.99 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Vinyl	Sewer:	Holding Tank, Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	3-74-4-W6
Exterior:	See Remarks	Zoning:	CR5
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, WASHER, DRYER, ALL WINDOW COVERINGS, 2X SHEDS

Set on 2.99 private acres with stunning views of the Peace Country, this beautifully upgraded property features two residences—ideal for multi-generational living or rental income. The main home has been fully renovated with a new roof, windows, doors, trim, paint, appliances, and more, offering 3 bedrooms, 1 bathroom, a cozy living room, and a functional kitchen. It also includes two detached garages: an 18x24 heated workshop with concrete floor, plumbing, and power (built in 2022), and a 24x24 garage with wood flooring, power, and a roll-up door (built in 2023). The second residence, a 600 sq ft red cottage currently rented for \$1,250/month, offers excellent flexibility for income or extended family. Additional highlights include two sheds, a power transfer switch for generator backup, excellent well water, a septic holding tank, steel pile foundation, and full fencing. A fantastic rural setup just waiting to be enjoyed—book your showing today!