

\$299,900 - 74078 Range Road 13, Debolt

MLS® #A2257614

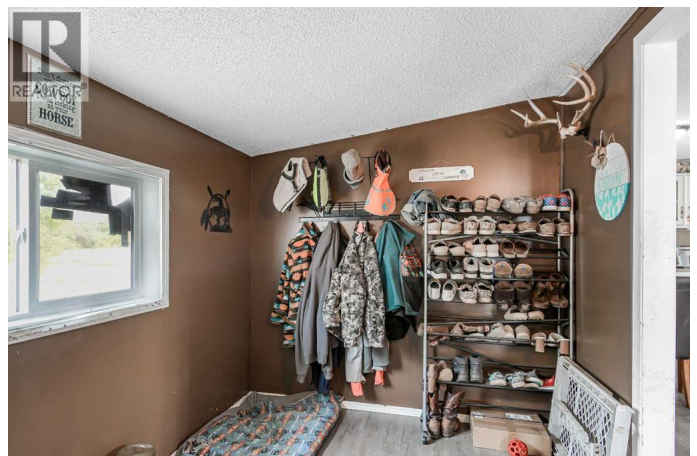
\$299,900

2 Bedroom, 1.00 Bathroom, 1,021 sqft

Single Family on 12.34 Acres

N/A, Debolt, Alberta

Looking for an affordable acreage to start your homestead or keep a few horses? This beautiful 12-acre parcel is the perfect opportunity! Conveniently located just 15 minutes north of Debolt, 45 minutes from Grande Prairie, and only a couple of miles off pavement, this property offers the peaceful rural lifestyle you have been looking for. The land features a great mix of mature trees for privacy and open areas ideal for animals or future development. The cozy 2-bedroom, 1-bath home has seen numerous upgrades over the years, including a newer metal roof, vinyl siding, updated windows, a new hot water tank, and stylish cosmetic improvements throughout. Inside, you'll appreciate the large living room windows, bright kitchen, and spacious dining area. The primary bedroom includes a walk-in closet and direct access to the updated main bathroom, which features updated fixtures and a dual vanity. A second bedroom offers space for kids, guests, or a home office, while the attached porch/mudroom provides a convenient space to store and dry your outdoor gear. Outside, there is a well established gravel parking pad, a great lawn area, and horse-ready infrastructure—including pens, a shelter, a heated waterer, and a round pen. Services on the property include power, propane heating (natural gas available at the lot line), and a dugout water source. Affordable acreages like this don't come around often. Contact your favorite real estate professional to schedule a



viewing today! (id:6289)

Built in 1977

Essential Information

Listing #	A2257614
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Square Footage	1,021
Acres	12.34
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	74078 Range Road 13
Subdivision	N/A
City	Debolt
Province	Alberta
Postal Code	T0H1B0

Amenities

Parking	Parking Pad
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Interior

Appliances	Washer, Refrigerator, Stove, Dryer
Heating	Propane Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Vinyl siding
Foundation	Block

Listing Details

Listing Office	Royal LePage - The Realty Group
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