

\$549,900 - 724042 Rr 45, Rural Grande Prairie No. 1, County Of

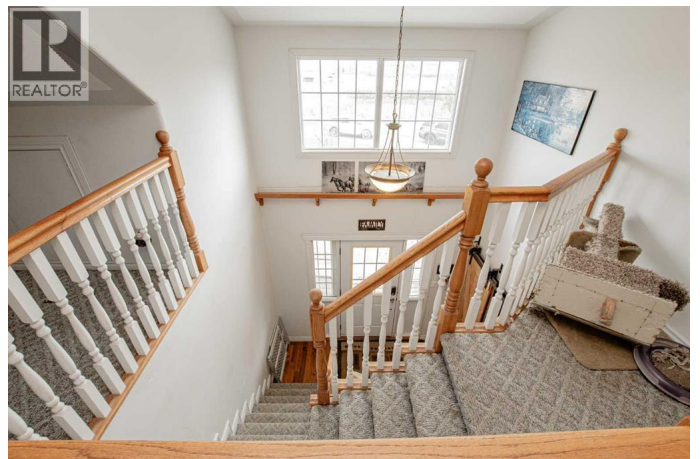
MLS® #A2263011

\$549,900

3 Bedroom, 2.00 Bathroom, 2,755 sqft
Single Family on 15.20 Acres

N/A, Rural Grande Prairie No. 1, County Of, Alberta

Welcome to this cozy farmhouse nestled on 15.2 acres of peaceful countryside, just 15 minutes from Grande Prairie. This property offers the perfect blend of rural charm and everyday convenience, making it an ideal option for families, hobby farmers, or those looking for a great investment opportunity. Inside, the home features main floor laundry, three comfortable bedrooms, and two full bathrooms, including a primary suite with a 4-piece ensuite and a relaxing jetted tub. The interior is warm and welcoming, with rich wood cabinetry throughout the kitchen and bathrooms, a functional layout, and plenty of natural light that fills the living space. One of the standout features is the three season sunroom. The perfect place to enjoy your morning coffee, unwind with a book, or take in the peaceful views of your private acreage. Upstairs, a spacious bonus room offers endless potential for use as a family room, playroom, office, or guest area. This space also includes direct access to a balcony, offering a quiet spot to enjoy the surrounding landscape. The property is fully fenced and cross-fenced, making it ideal for horses or livestock. Also featuring 2 dugouts, a barn, and multiple out buildings, and massive 32x48 heated shop with hot water and a mezzanine provides incredible workspace and storage. Located just minutes from town but tucked



away in a quiet country setting, this is the perfect place to create the lifestyle you've been dreaming of. Reach out to your favourite agent today to view! (id:6289)

Built in 1988

Essential Information

Listing #	A2263011
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Square Footage	2,755
Acres	15.20
Year Built	1988
Type	Single Family
Sub-Type	Freehold

Community Information

Address	724042 Rr 45
Subdivision	N/A
City	Rural Grande Prairie No. 1, County Of
Province	Alberta
Postal Code	T0H0W2

Amenities

Features	Other, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	6
Parking	Attached Garage, Parking Pad
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Oven, Microwave, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Grande Prairie



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