\$699,900 - 6 731014 Range Road 52, Rural Grande Prairie No. 1, County of

MLS® #A2233256

\$699,900

3 Bedroom, 2.00 Bathroom, 1,526 sqft Residential on 122.78 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

Discover the perfect blend of peaceful rural living and convenient access to city amenities on this magnificent 122-acre property. Ideally situated just northeast of Grande Prairie and southeast of Sexsmith, offering unparalleled opportunities whether you envision a thriving hobby farm or a private family estate. Approximately 20 acres of mature trees and a dugout provide a picturesque backdrop, while ample cultivated land is ready for your agricultural pursuits, all supported by essential infrastructure including a 240-foot deep well, a two-stage septic system with pump-out, power to the home and garage, and a high-grade gravel driveway, with natural gas available at the property line. The heart of this property is an upgraded 2012, 1,526 sqft modular home boasting gorgeous views and versatile optionsâ€"move in and enjoy, relocate it once you build your dream home, or potentially keep it as a second residence or rental. This beautifully appointed 3-bedroom, 2-bathroom home features espresso cabinets, stainless steel appliances, updated trim, new flooring, new hot water tank, heavy-duty skirting, and a spacious deck with aluminum railing. The primary bedroom is a true retreat with a large full-length closet and a double-sink ensuite with jetted tub and a separate shower with glass doors. The sizeable living room impresses with vaulted ceiling, an abundance







of large, bright windows. Complementing the home are a 14x22 detached garage and a brand-new 10x24 shed with dedicated wood storage. Possibilities are truly endless with so much diverse land so close to town. Move in and start enjoying your rural lifestyle today!

Built in 2012

Essential Information

MLS® # A2233256 Price \$699,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,526 Acres 122.78 Year Built 2012

Type Residential Sub-Type Detached

Style Acreage with Residence, Modular Home

Status Active

Community Information

Address 6 731014 Range Road 52

Subdivision NONE

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T0H 3C0

Amenities

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Kitchen Island, Open Floorplan, Ceiling Fan(s)

Appliances Dishwasher, Refrigerator, Built-In Oven, Electric Cooktop, Range Hood

Heating Forced Air, Propane

Cooling None
Basement None

Exterior

Exterior Features Other

Lot Description Farm, No Neighbours Behind, Open Lot, Private, Treed

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Block

Additional Information

Date Listed June 30th, 2025

Days on Market 124 Zoning AG

Listing Details

Listing Office Royal LePage - The Realty Group

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