

744044 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2290406



\$1,225,000

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,733 sq.ft. | Age: | 1996 (30 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 139.49 Acres | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|---|-------------------|---------------|
| Heating: | In Floor | Water: | Well |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 26-74-5-W6 |
| Exterior: | Other | Zoning: | AG |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Kitchen Island, No Smoking Home | | |

Inclusions: Hot Tub (2025), horse shelter, hay shed, 2 garage door openers and wifi tower

Welcome to an extraordinary countryside masterpiece on Range Road 51, 2 Story HOUSE is 2700+ SQFT and the SHOP is 30x45 (Treed Beauty, Horse Pasture, Dugout, Hay Land 30+/- Acres, & Secret Riding Trails.) This stunning farmhouse estate offers the rare opportunity to own 139 breathtaking acres with the picturesque Bad Heart River winding gracefully through the property (runs seasonally only in spring). If you've been dreaming of space, privacy, and a lifestyle that blends modern comfort with rural elegance, this property delivers it all. The beautifully designed farmhouse features 4 spacious bedrooms and 2.5 bathrooms, offering the perfect balance of warmth, charm, and functionality. Large windows throughout the home capture sweeping views mature trees, and the serene outdoors, filling the space with natural light and creating an inviting, peaceful atmosphere. The kitchen and main living areas serve as the heart of the home, with the secondary family gathering room. Generous bedrooms provide restful retreats, while the primary suite offers a private escape where you can unwind and take in the quiet beauty of country living. Step outside and the lifestyle truly begins. A dedicated horse pen makes this property an ideal setup for equestrian enthusiasts. One of the standout features is the Shop- large enough to accommodate your travel trailer, mechanic side hustles, and or a place to keep your working units warm and ready in our seasonal weather. This incredible space provides endless possibilities for storage, hobbies, equipment, or recreational vehicles. With the Bad Heart River on the NW corner of the property, the setting is nothing short of magical. Imagine morning walks along the riverbank, wildlife sightings, hunting for frogs or minnows or simply enjoying the change in landscape. The land provides both beauty and

opportunity perfect for hobby farming, recreation, or simply enjoying your own private piece of Northern Alberta paradise. Properties like this are rarely available. With stunning natural features, extensive acreage, equestrian potential, and a beautifully appointed farmhouse, this Range Road 51 estate is the perfect blend of country, lifestyle, and land. Experience the serene peace in this elevated country listing, the property you've been waiting for. Message an agent today for a tour.