

70, 25039 Township Road 722  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2317253



# \$449,000

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rio Bend Estates                                |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Mobile Home-Double Wide |               |                   |
| <b>Size:</b>     | 1,484 sq.ft.                                    | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Attached Carport                                |               |                   |
| <b>Lot Size:</b> | 4.30 Acres                                      |               |                   |
| <b>Lot Feat:</b> | Many Trees, Treed                               |               |                   |

|                    |                                                                        |                   |                                  |
|--------------------|------------------------------------------------------------------------|-------------------|----------------------------------|
| <b>Heating:</b>    | Forced Air, Propane                                                    | <b>Water:</b>     | Cistern                          |
| <b>Floors:</b>     | Carpet, Linoleum                                                       | <b>Sewer:</b>     | Pump, Septic System, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                        | <b>Condo Fee:</b> | -                                |
| <b>Basement:</b>   | None                                                                   | <b>LLD:</b>       | 7-72-2-W6                        |
| <b>Exterior:</b>   | Vinyl Siding                                                           | <b>Zoning:</b>    | CR4                              |
| <b>Foundation:</b> | Piling(s)                                                              | <b>Utilities:</b> | Electricity                      |
| <b>Features:</b>   | Ceiling Fan(s), Jetted Tub, Laminate Counters, Open Floorplan, Storage |                   |                                  |

**Inclusions:** 20ft SeaCan

Offering an excellent opportunity to embrace acreage living, this charming property is located in the family-friendly subdivision of Rio Bend Estates, just 5 minutes from the quaint community of Bezanson and only 25 minutes from Grande Prairie. Outdoor enthusiasts will love the location, with nearby Crown land accessible by a short ATV ride, opening the door to endless adventures through the stunning Smoky River Valley. Set on 4.3 abundantly treed acres, the property welcomes you with a blend of open grassy areas, mature trees, and a private fire pit retreat—perfect for relaxing and enjoying the peaceful country setting. Inside, you'll find a spacious open-concept layout featuring 4 generously sized bedrooms and 2 full bathrooms. The heart of the home offers a functional layout with excellent flow between the kitchen, dining, and living area. The kitchen is complete with a pantry for ample storage and plenty of room for family gatherings and entertaining. Located off the main entrance, the primary bedroom features a large walk-in closet and a 4-piece ensuite complete with jetted soaker tub. This end of the home also provides access to the laundry and utility room, with additional space for storage and organization. At the opposite end of the home, you'll find a second entrance complete with a wood-burning stove to help keep heating costs low, a spacious coat closet, three additional bedrooms, and a second 4-piece bathroom—making it an ideal layout for families. Outside, there is no shortage of storage for all your recreational vehicles, tools, and equipment. The property includes an attached covered carport with an adjoining "man cave" or "she shed," a 20-foot Sea Can with a lean-to for covered storage, and two additional sheds on the property. Whether you're looking for a move-in-ready acreage, a place to build your future dream garage, or a

property that offers the flexibility to build your forever home down the road, this acreage presents endless possibilities. If you've been dreaming of country living with room to grow, this is a property you won't want to miss. Book your private viewing today and start building the lifestyle you've always imagined!