

50025 TWP RD 733A Road

Rural Grande Prairie No. 1, County of, Alberta

MLS # A2323554



\$649,900

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-73-5-W6
Exterior:	Concrete, Wood Frame	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	No Smoking Home		
Inclusions:	appliances, cattle waterers		

Updated 3-bedroom, 2-bathroom home with a fully finished basement, heated 56' x 32' shop/barn, and private treed yard site on 34.94 acres just minutes from Grande Prairie and bordering CROWNLAND TO THE SOUTH. This well-maintained 1,092 sq. ft. home offers a main-floor primary bedroom, convenient main-floor laundry, and a bright living room overlooking the surrounding countryside. Recent updates include a fully renovated main bathroom, new vinyl plank flooring on the main level, fresh basement carpet, and a Culligan water filtration system, while additional improvements include shingles (approximately 10 years old), a hot water tank (2019), and exterior paint completed approximately 5 years ago. The versatile 56' x 32' heated shop/barn is fully insulated and equipped with forced-air heat, wood stalls, a tack room, overhead door, and updated roof, soffit, and eaves completed approximately 3 years ago. The property is well suited for hobby farming, horses, or livestock with four fenced pastures, three heated cattle waterers, and a natural spring located in the southwest corner of the property. Enjoy the privacy, space, and functionality this turn-key acreage has to offer. Click the multimedia link to view the 3D tour and brochure for additional property details.