ROBERT HART MOORE
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29, 25039 Township Road 722
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2349976



$560,000

Division:	Rio Bend Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,456 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	3.17 Acres		
Lot Feat:	Cleared, Few Trees		

Heating:	Forced Air, Natural Gas	**Water:**	Cistern
Floors:	Vinyl Plank	**Sewer:**	Mound Septic
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	7-72-2-W6
Exterior:	Mixed	**Zoning:**	CR-4
Foundation:	Piling(s)	**Utilities:**	Natural Gas Connected
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions: None

Welcome to Rio Bend Estates, where peaceful country living meets modern comfort just 25 minutes east of Grande Prairie and minutes from the hamlet of Bezanson. Set on a 3.17 acre parcel overlooking the Smoky River Valley, this property offers the perfect opportunity to own a brand-new acreage home. The Saddlebrook, by Little Rock Manufacturing is a beautifully designed 1,456 sq. ft. home featuring 3 bedrooms and 2 bathrooms, thoughtfully crafted in a modern farmhouse style. Its open-concept layout creates a warm and inviting atmosphere, seamlessly connecting the living, dining, and kitchen areas ideal for both everyday living and entertaining. The kitchen is a standout with shaker-style cabinetry, a farmhouse sink and custom finishes that blend timeless charm with modern functionality. Throughout the home, you’ll find designer lighting and plumbing fixtures, painted drywall, and a clean, contemporary color palette. The spacious primary bedroom includes a private ensuite, while two additional bedrooms provide flexibility for family, guests, or a home office. The exterior features durable vinyl siding and a low-maintenance finish, as well as finished front and back entrance decks. There is also space for a large rear deck off the living area. The expansive lot offers endless potential for outdoor living, garages, shops, or simply enjoying the surrounding views. The home is currently being serviced and skirting should be completed in the coming weeks allowing for a quick possession this fall. This is a rare chance to own a new home on acreage for under $600,000. Take the drive and see the views for yourself or contact your Real Estate Professional for more details and to view the home.

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