

# \$549,900 - 40045 Twp Road 744, Rural Grande Prairie No. 1, County of

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MLS® #A2206536

**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 21.05 Acres

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

An exceptional acreage with 21 acres of pristine land, this private and fully fenced acreage offers ultimate seclusion, surrounded by beautiful trees and secured by a gated entrance. With prime agricultural zoning, the property presents limitless possibilities for a variety of uses. A long driveway leads to the residence and 40x30 heated garage, providing ample workspace and storage. In the southeast corner, a deep pond with its own dock is safely fenced off, making it a secure and picturesque feature for families with children and pets. Additional structures, including a lean-to shelter and shed, offer extra storage solutions. A sprawling deck extends the full length of the home, providing access to both entrances and a perfect spot to enjoy the peaceful surroundings. Inside, the spacious 1,520 sq ft home boasts an open-concept design with vaulted ceilings, a large living room centered around a cozy wood stove, and a vast kitchen with abundant counter space, cabinetry, and a large island with a raised eating bar, seamlessly flowing into a bright dining area with a sizeable window. On one side of the home, three well-appointed bedrooms and a full bathroom provide comfortable accommodations, while the expansive master suite on the opposite side features a generous walk-in closet and a full ensuite for added privacy. Meticulously



maintained by the original owners, this move-in-ready property is fully fenced and animal-friendly, making it an excellent choice for those with livestock or pets. Combining comfort, functionality, and endless potential, this exceptional acreage is a rare find!

Built in 2006

### **Essential Information**

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2206536                             |
| Price          | \$549,900                            |
| Bedrooms       | 4                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,520                                |
| Acres          | 21.05                                |
| Year Built     | 2006                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### **Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 40045 Twp Road 744                    |
| 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      | Triple Garage Detached |
| # of Garages | 3                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Laminate Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,  |

|                 |   |
|-----------------|---|
|                 | Refrigerator, Washer                      |
| Heating         | Forced Air, Natural Gas, Wood Stove, Wood |
| Cooling         | None                                      |
| Fireplace       | Yes                                       |
| # of Fireplaces | 1   |
| Fireplaces      | Wood Burning Stove                        |
| Basement        | None                                      |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Treed, Wooded |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Piling(s)  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 26               |
| Zoning         | AG               |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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