



780-978-7122
sukhu@grassrootsrealtygroup.ca

44021 TWP Road 742
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2289717



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,362 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	9.98 Acres		
Lot Feat:	Other		

Heating: Forced Air, Natural Gas

Water: Well

Floors: Vinyl Plank

Sewer: Septic System

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 8-74-4-W6

Exterior: Composite Siding

Zoning: CR5

Foundation: ICF Block

Utilities: -

Features: No Animal Home, No Smoking Home

Inclusions: Blinds, 20ft Seacan, Upright freezer, Work bench and shelving in workshop and Natural gas BBQ, Blue cupboard in upstairs bedroom and Three grey cupboards in the downstairs bedroom.

Set on over 9 acres of beautifully maintained land, this exceptional property offers the perfect blend of space, comfort, and thoughtful design. Featuring 5 spacious bedrooms and 3 full bathrooms, this home is ideal for families seeking room to grow, entertain, and enjoy peaceful country living. From the moment you arrive, you'll appreciate the pride of ownership throughout. The home has been meticulously cared for and offers a warm, inviting atmosphere highlighted by a cozy wood-burning fireplace—perfect for those chilly evenings. Large windows bring in an abundance of natural light, while the functional layout ensures both comfort and practicality. Each of the three entrances is complemented by its own deck, providing multiple outdoor living spaces to relax, entertain, or simply take in the surrounding views of your expansive property. Whether you're hosting gatherings or enjoying quiet mornings with a coffee, there's no shortage of places to unwind. The kitchen and living areas are well-designed with everyday living in mind, offering plenty of storage throughout the home to keep everything organized and clutter-free. Every detail has been carefully considered to maximize both space and functionality. Outside, the property continues to impress. A double detached garage provides ample room for vehicles, tools, and additional storage. There is also a dedicated shed, perfect for storing all your gardening equipment and outdoor accessories, making it easy to maintain the beautifully kept grounds. This is a rare opportunity to own a thoughtfully designed, well-maintained home on a stunning acreage. A perfect blend of comfort, space, and lifestyle awaits.