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

MLS # A2293708



**\$560,000**

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

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

**Inclusions:** n/a

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 a large, finished deck, while the expansive lot offers endless potential for outdoor living, garages, shops, or simply enjoying the surrounding views. While the home is currently under construction off site, possession of your new acreage could be as early as the beginning of May allowing you all summer to enjoy the outdoors; be it fencing the property for a couple horses, building your perfect firepit to enjoy the beautiful views, or tending to your own homestead garden. 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. \*Photos are renderings of what the finished

home will look like