

# \$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, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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	4
Zoning	AG

## Listing Details

Listing Office	RE/MAX Grande Prairie
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