

# \$399,900 - 52074 Township Road 744a, Rural Grande Prairie No. 1, County of

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MLS® #A2230483

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 3.74 Acres

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

Welcome to this beautiful acreage located in Webster, just off the pavement with minimal gravel, combining easy access with rural charm. Within walking distance to the Webster Hall, this location is ideal for those who enjoy local markets, community events, or simply want a strong sense of connection in a quiet country setting. The property offers the perfect balance of open grassy space and mature trees, providing both privacy and room to enjoy the outdoors. Relax or entertain on the large deck, gather around the firepit, or take advantage of the multiple sheds for storage. There's even plenty of space to build the big shop you've been dreaming of! Inside, the home features a bright and spacious open-concept layout with a large kitchen island at the heart of it all which is perfect for gatherings and daily living. With 3 bedrooms plus a generous office/den, there's flexibility for family, guests, or a home-based business. The primary suite includes a large walk-in closet and a private ensuite. A separate laundry room and oversized pantry add function and convenience. If you're looking to escape the city while staying close to all the amenities of Grande Prairie, this well-located acreage could be the perfect fit. Don't miss your chance to enjoy the best of rural living!



Built in 2006

## Essential Information

MLS® #	A2230483
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	3.74
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

## Community Information

Address	52074 Township Road 744a
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	Driveway, RV Access/Parking
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## Interior

Interior Features	Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Other
Cooling	None
Basement	None

## Exterior

Exterior Features	Fire Pit
Lot Description	Private, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                      Piling(s)

**Additional Information**

Date Listed                      June 16th, 2025

Zoning                              CR-5

**Listing Details**

Listing Office                      RE/MAX Grande Prairie

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