

# \$549,900 - 724042 Rr 45, Rural Grande Prairie No. 1, County of

---

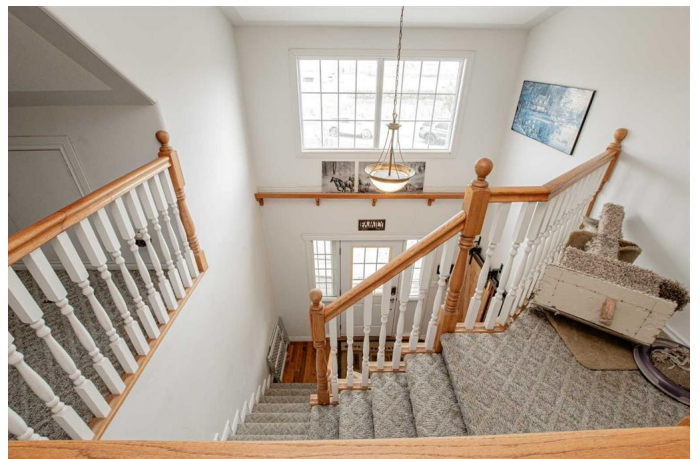
MLS® #A2263011

**\$549,900**

3 Bedroom, 2.00 Bathroom, 2,755 sqft  
Residential on 15.20 Acres

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

Welcome to this cozy farmhouse nestled on 15.2 acres of peaceful countryside, just 15 minutes from Grande Prairie. This property offers the perfect blend of rural charm and everyday convenience, making it an ideal option for families, hobby farmers, or those looking for a great investment opportunity. Inside, the home features main floor laundry, three comfortable bedrooms, and two full bathrooms, including a primary suite with a 4-piece ensuite and a relaxing jetted tub. The interior is warm and welcoming, with rich wood cabinetry throughout the kitchen and bathrooms, a functional layout, and plenty of natural light that fills the living space. One of the standout features is the three season sunroom. The perfect place to enjoy your morning coffee, unwind with a book, or take in the peaceful views of your private acreage. Upstairs, a spacious bonus room offers endless potential for use as a family room, playroom, office, or guest area. This space also includes direct access to a balcony, offering a quiet spot to enjoy the surrounding landscape. The property is fully fenced and cross-fenced, making it ideal for horses or livestock. Also featuring 2 dugouts, a barn, and multiple out buildings, and massive 32x48 heated shop with hot water and a mezzanine provides incredible workspace and storage. Located just minutes from town but tucked



away in a quiet country setting, this is the perfect place to create the lifestyle you've been dreaming of. Reach out to your favourite agent today to view!

Built in 1988

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2263011                                  |
| Price          | \$549,900                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 2,755                                     |
| Acres          | 15.20                                     |
| Year Built     | 1988                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 724042 Rr 45                          |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T0H 0W2                               |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Sump Pump(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Oven, Refrigerator, Washer/Dryer                                                                                                 |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Living Room        |
| Has Basement    | Yes                     |
| Basement        | Partial, Unfinished     |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Entrance, Private Yard, Storage |
| Lot Description   | Front Yard, Lawn, Pasture, Private, Yard Lights                 |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Vinyl Siding                                                    |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 12                |
| Zoning         | CR-5              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.