

# \$849,900 - 52034 Twp Rd 744a, Rural Grande Prairie No. 1, County of

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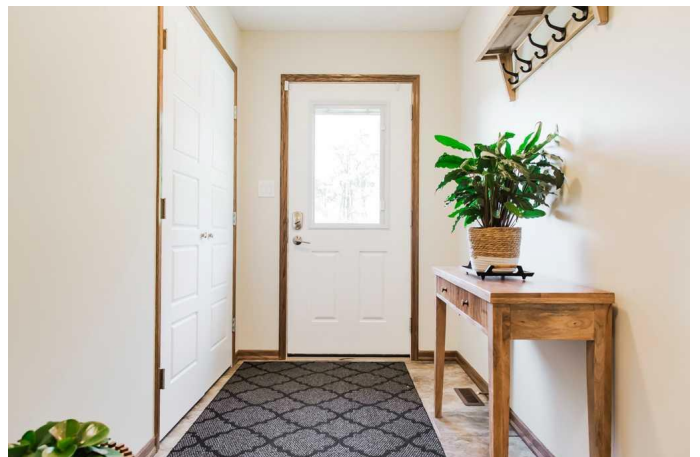
MLS® #A2225039

**\$849,900**

5 Bedroom, 2.00 Bathroom, 1,683 sqft  
Residential on 20.27 Acres

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

20+ AG Zoned acres just North of Sexsmith!! This home is absolutely immaculate!! The main level features a nice entry from the garage with a laundry room and a powder room. There is also another main entrance. The main living area is bright and open with tall ceilings. You will appreciate the high end cabinetry, top end appliances and large island. Plus the spacious areas the dining and living room provide. The master bedroom is a great size with a nice closet and en-suite. The other 2 bedrooms on the main level are also a great size. The basement is fully finished with a large open area, 2 good sized bedrooms, a storage room, future bathroom space and a wood stove! Outside you will find a beautifully finished home with a front deck, concrete bib in front of the garage, 28'30' storage shelter, shed/chicken coop, 20 acres of agricultural land and much more. The home has a well, septic, natural gas and power services. Hard to find property!



Built in 2016

## Essential Information

MLS® #	A2225039
Price	\$849,900
Bedrooms	5
Bathrooms	2.00

Full Baths	2
Square Footage	1,683
Acres	20.27
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	52034 Twp Rd 744a
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s)
Appliances	See Remarks
Heating	Forced Air, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Other, Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Rectangular Lot, See Remarks, Farm, Pasture
Roof	Asphalt Shingle

Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	6
Zoning	AG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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