

# \$799,900 - #2, 50027 Township Road 744, Rural Grande Prairie No. 1, County of

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MLS® #A2263531

**\$799,900**

5 Bedroom, 3.00 Bathroom, 1,669 sqft  
Residential on 10.50 Acres

Hillside Estates, Rural Grande Prairie No. 1,  
County of, Alberta

Nature, Privacy & Community – All in One Property. Tucked away in the welcoming community of Webster, just north of Sexsmith, this 10.5-acre retreat offers the best of both worlds – seclusion and connection. Surrounded by 80% trees, this beautifully landscaped acreage is home to a fully developed 1,669 sq.ft. bungalow that's truly move-in ready.

Step inside to find a bright, open layout with 3 bedrooms on the main floor, including a spacious primary suite featuring a walk-in closet, ensuite, and direct access to the back deck and hot tub – the perfect place to unwind in the evening. Downstairs, discover 2 more generous bedrooms, a theatre room, a large home gym, and a 3rd full bathroom, along with a separate basement entrance for added flexibility.

Outside, enjoy a long private driveway finished with an electric gate, lush landscaping, and a kids' treehouse tucked among the trees. Whether you're raising a family, working from home, or simply craving privacy and peaceful country living, this property is the perfect balance of comfort, nature, and community and has been so well looked after with only ever 2 owners. There's also an abundance of crown land just down the road for trail riding, horses, ATVs or hunting. There's also 30 amp RV hook ups as well



as a sewer dump for RV. This one does not disappoint!

Built in 2006

### Essential Information

MLS® #	A2263531
Price	\$799,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,669
Acres	10.50
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	#2, 50027 Township Road 744
Subdivision	Hillside Estates
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 Attached
# of Garages	3

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Freezer, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

## Exterior

Exterior Features	Private Yard, Fire Pit, Private Entrance
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 9th, 2025
Zoning	CR4

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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