

\$750,000 - 6 731014 Range Road 52, Rural Grande Prairie No. 1, County of

MLS® #A2233256

\$750,000

3 Bedroom, 2.00 Bathroom, 1,526 sqft
Residential on 122.78 Acres

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

Discover the perfect blend of peaceful rural living and convenient access to city amenities on this magnificent 122-acre property. Ideally situated just northeast of Grande Prairie and southeast of Sexsmith, offering unparalleled opportunities whether you envision a thriving hobby farm or a private family estate. Approximately 20 acres of mature trees and a dugout provide a picturesque backdrop, while ample cultivated land is ready for your agricultural pursuits, all supported by essential infrastructure including a 240-foot deep well, a two-stage septic system with pump-out, power to the home and garage, and a high-grade gravel driveway, with natural gas available at the property line. The heart of this property is an upgraded 2012, 1,526 sqft modular home boasting gorgeous views and versatile options—move in and enjoy, relocate it once you build your dream home, or potentially keep it as a second residence or rental. This beautifully appointed 3-bedroom, 2-bathroom home features espresso cabinets, stainless steel appliances, updated trim, new flooring, new hot water tank, heavy-duty skirting, and a spacious deck with aluminum railing. The primary bedroom is a true retreat with a large full-length closet and a double-sink ensuite with jetted tub and a separate shower with glass doors. The sizeable living room impresses with vaulted ceiling, new wood



stove, and an abundance of large, bright windows. Complementing the home are a 14x22 detached garage and a brand-new 10x24 shed with dedicated wood storage. Possibilities are truly endless with so much diverse land so close to town. Move in and start enjoying your rural lifestyle today!

Built in 2012

Essential Information

MLS® #	A2233256
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,526
Acres	122.78
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	6 731014 Range Road 52
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	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator

Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, Private, Treed, Farm, Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	June 30th, 2025
Days on Market	41
Zoning	AG

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.