

**743046 Range Road 41 Range  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2275414**



**\$599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, H		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Private, Treed, Yard Lights		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Walk-In Closet(s)		

**Inclusions:** N/A

If space, privacy, and flexibility are high on your wish list, this 10-acre CR-5 zoned property checks every box. Tucked away among mature trees, this peaceful rural setting offers room to breathe while still keeping everyday amenities within easy reach. Teepee Creek is just minutes away, Sexsmith is a short drive, and Grande Prairie is comfortably within commuting distance. Set back from the road, the private driveway opens up to a generous cleared area with endless potential perfect for hobbies, equipment, or a home-based business. The 24x30 detached garage adds excellent functionality, while the expansive front deck invites you to relax, entertain, or simply enjoy the quiet surroundings. Inside, the home offers a bright and practical layout with two entry points and an open-concept design that feels welcoming the moment you step in. The kitchen is thoughtfully designed with a large island for casual seating, a corner pantry for extra storage, and modern appliances that make everyday cooking a pleasure. Flowing seamlessly into the dining and living areas, the space is ideal for hosting gatherings both big and small. Vaulted ceilings in the living room add to the sense of openness and comfort. The primary bedroom serves as a private retreat, complete with a walk-in closet and its own ensuite. Two additional bedrooms, a full bathroom, and a dedicated laundry room round out the interior, offering functionality for families or guests alike. Outdoors, the backyard is ready for your vision—whether that includes a garden, play area, or simply enjoying evenings around the existing firepit. A storage shed keeps tools and seasonal items organized, and neighboring acreages provide a sense of community without sacrificing privacy. This move-in-ready acreage delivers incredible value for those seeking country living without giving up convenience. Book your showing and

see firsthand what rural life can offer.