



**74 745067 Range Road 55**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2193733**



**\$434,900**

<b>Division:</b>	JD Renton Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	3.29 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	32-74-5-W6
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Looking for a private acreage to call home? This 3.29-acre property is located in Webster (Just north of Sexsmith) and offers plenty of space, mature trees for privacy, and a comfortable home with a heated, detached two-car garage. Inside, the main floor features an open-concept kitchen, dining, and living area with plenty of natural light. The kitchen has ample counter space, stainless steel appliances, and a layout that makes everyday living easy. There’s also a smaller bedroom or office, a 4-piece bathroom, and a spacious entryway. Upstairs, you’ll find two character-filled bedrooms built into the peak of the home, adding to its farmhouse charm. The finished basement offers extra living space with a family room, a fourth bedroom, another full bathroom, a storage room, and a utility area. There is enough room in the basement to add a fifth bedroom if needed. Outside, there’s more than meets the eye. The property extends beyond the treelines&mdash;especially to the south&mdash;giving you full ownership of your trees and added privacy. There’s just enough open lawn to enjoy without requiring excessive upkeep. The yard is set up for both relaxation and practicality, with a firepit area, sandbox, swing set, playhouse, and garden. The gravel driveway has plenty of parking and is built to handle heavier vehicles or equipment. This is a great opportunity to pick up an affordable acreage and make it your own&mdash;book a showing today!