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40045 TWP Road 744  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2206536



**\$549,900**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	21.05 Acres		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Treed, Wooded		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	24-74-4-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garage Heater, Shed, Lean-To

An exceptional acreage with 21 acres of pristine land, this private and fully fenced acreage offers ultimate seclusion, surrounded by beautiful trees and secured by a gated entrance. With prime agricultural zoning, the property presents limitless possibilities for a variety of uses. A long driveway leads to the residence and 40x30 heated garage, providing ample workspace and storage. In the southeast corner, a deep pond with its own dock is safely fenced off, making it a secure and picturesque feature for families with children and pets. Additional structures, including a lean-to shelter and shed, offer extra storage solutions. A sprawling deck extends the full length of the home, providing access to both entrances and a perfect spot to enjoy the peaceful surroundings. Inside, the spacious 1,520 sq ft home boasts an open-concept design with vaulted ceilings, a large living room centered around a cozy wood stove, and a vast kitchen with abundant counter space, cabinetry, and a large island with a raised eating bar, seamlessly flowing into a bright dining area with a sizeable window. On one side of the home, three well-appointed bedrooms and a full bathroom provide comfortable accommodations, while the expansive master suite on the opposite side features a generous walk-in closet and a full ensuite for added privacy. Meticulously maintained by the original owners, this move-in-ready property is fully fenced and animal-friendly, making it an excellent choice for those with livestock or pets. Combining comfort, functionality, and endless potential, this exceptional acreage is a rare find!