



DON'T GAMBLE WITH YOUR HOME.
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74 745067 Range Road 55
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2193733



\$434,900

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

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Vinyl	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	32-74-5-W6
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	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—especially to the south—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—book a showing today!