



DON'T GAMBLE WITH YOUR HOME.
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9-55007 TWP RD 725
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2199506



\$685,000

Division:	Smallwood Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,981 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, RV Access/Parking		
Lot Size:	3.88 Acres		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Treed		

Heating:	Forced Air, Natural Gas	Water:	Shared Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	CR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: None

Nestled less than 10 minutes from Grande Prairie, just east of Clairmont, this stunning treed acreage offers the perfect blend of privacy and convenience. Surrounded by lush evergreen trees and backing onto serene treed green space, this 5-bedroom, 2.5-bathroom home is an idyllic retreat. Zoned CR2, the property is perfect for those seeking peace, space, and proximity to the city. Step inside to discover a spacious main floor, complete with a charming eat-in kitchen, a formal dining room, and a cozy living room featuring a gas fireplace. The main level also includes a convenient main-floor laundry, a dedicated office, and a generous entrance area with storage near the garage. Upstairs, you'll find four generously sized bedrooms and two full bathrooms. The master suite is a true sanctuary, offering a walk-in closet and a luxurious ensuite with a large walk-in shower. The partially finished basement is a versatile space, featuring a recreation room and an additional large bedroom, perfect for guests or a growing family. Outside, the property continues to impress with a large deck, a concrete patio area, and a handy shed for storage. There's plenty of room for RVs, boats, and trailers, and the attached 28'x24' double garage is heated for year-round comfort. With central air conditioning and county taxes, this modern home offers all the perks of acreage living, just minutes from town. For more details, ask your agent for a full acreage brochure or click the brochure link in the MLS listing.