

\$899,900 - 35016 Highway 674, Rural Grande Prairie No. 1, County of

MLS® #A2069138

\$899,900

3 Bedroom, 3.00 Bathroom, 2,092 sqft
Residential on 159.00 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

You might want to read this twice. An updated home on a full quarter section! Ask around and you will find that an un-subdivided quarter with a turnkey home is "lightning strike" rare. Plus being situated in such a handy "pavement-right-to-the-driveway" locale is even more exciting! Located just west of the growing community of Teepee Creek, AB means access to the K-Grade 8 school, fire department, rodeo grounds, indoor riding area and general store; all within about 2km. The north half of the quarter (about 85 acres) is in crop and south 70 acres is in pasture with a seasonal creek and 2 dugouts (one equipped with a watering bowl and underground power). All the land earns rental income. 32'X50' wood-floor horse stables with 6 metal box stalls, 3 stanchions and tack room is ideal for the horse enthusiasts. Corral system features NEW \$8,000 value Solar Livestock Waterer, 2 horse/cow/animal shelters, four watering bowls and hay shed. 30'X40' post frame shop has power, 14' ceiling and a 14'X14' doorway (mounted on a double cannonball rail system) so you can store pretty much anything you need, out of the weather and with ease. Charming 14.5'X24.5' workshop includes 220 volt power outlet for your project work. Vast and beautifully landscaped yard anchors the property with a blend of lawn, landscaping, and sheltering trees and shrubs. Spread out



around the fire pit area to take in all this farm has to offer. The bungalow style house with its eye catching exterior is originally a 1965 construction with a 2013 24'X40' addition and renovation, providing about 2,100 square feet of open plan and updated family enjoyment. Airy well lit foyer is about 70 square feet with adjacent laundry. Walking through this home is a delight on flooring that's a mix of Canadian Premium Quality Maple hardwood and Slate tile. This is not your grandma's country kitchen! It is a spacious gathering area showcasing granite counters and custom wood cabinetry, including a large island. A handy office/spare bedroom room and the main bath are across from kitchen area. A large dining area is adjacent to the large front veranda view. In the living room area you can cozy up and enjoy the warmth of the gas fireplace. This is truly a home built for entertaining. Large master bedroom features a vaulted ceiling and veranda access with a five piece ensuite that gives way to a large walk-in closet and makeup desk, completing the five-star hotel feel. Two large (12'X15') bedrooms complete the main floor. Basement area has almost 900 square feet of well lit undeveloped space and a 3-piece bath. This dream farm is a leisurely 40km northeast of Grande Prairie.

Built in 1965

Essential Information

MLS® #	A2069138
Price	\$899,900
Sold Price	\$867,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,092
Acres	159.00
Year Built	1965

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	35016 Highway 674
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking	RV Access/Parking, See Remarks
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Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Farm, Fruit Trees/Shrub(s), Garden, Square Shaped Lot, Many Trees, Pasture, See Remarks, Wetlands
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other, Poured Concrete

Additional Information

Date Listed	July 27th, 2023
Date Sold	July 24th, 2024
Days on Market	357

Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
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