

\$379,900 - 62, 25039 Twp Rd 722, Rural Grande Prairie No. 1, County of

MLS® #A2124817

\$379,900

3 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 4.18 Acres

Rio Bend Estates, Rural Grande Prairie No. 1,
County of, Alberta

Offering an excellent acreage in the quiet and picturesque subdivision of Rio Bend Estates. Located just 5 minutes from the quaint community of Bezanson and within 30 minutes to Grande Prairie. Just a short atv ride and you have access to your extended outdoor oasis via crown land that takes you on an adventure to the beautiful Smoky River valley! Upon approaching your 4.18 acres, you will notice an inviting landscape with a diverse variety of trees, grassy areas, a private fire pit retreat and a large pond (pond not included in 4.18 acres but completely private!) offering a peaceful setting rich with wildlife. Inside you will be welcomed by a large open floor concept with loads of natural light offering a bright and airy aesthetic including updated vinyl plank flooring. The heart of the home is complete with large corner pantry, updated appliances and eat up island! Off the main entrance which houses your laundry and utilities you have your primary bedroom featuring large walk in closet and 4 piece ensuite complete with large jetted corner tub. Making your way to the opposite end of the home you will find another entrance with a second deck, a large coat closet for additional storage, two more bedrooms and a second 4 piece bathroom. This property is truly one you will want to view. There is natural gas brought right to the home however it is currently run on propane. This



diverse property offers many areas and opportunity to expand on what is there by building your future garage, and/or a place to build your dream home down the road. Book your viewing and get started building your dream life out in the country, today!

Built in 2003

Essential Information

MLS® #	A2124817
Price	\$379,900
Sold Price	\$376,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	4.18
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Sold

Community Information

Address	62, 25039 Twp Rd 722
Subdivision	Rio Bend Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0G0

Amenities

Utilities	Natural Gas Available, Propane, Water Paid For
Parking	Gravel Driveway, Multiple Driveways, None, RV Access/Parking

Interior

Interior Features	Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, RV Hookup, Storage
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	April 20th, 2024
Date Sold	May 27th, 2024
Days on Market	37
Zoning	CR4
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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