

\$685,000 - 9-55007 Twp Rd 725, Rural Grande Prairie No. 1, County of

MLS® #A2199506

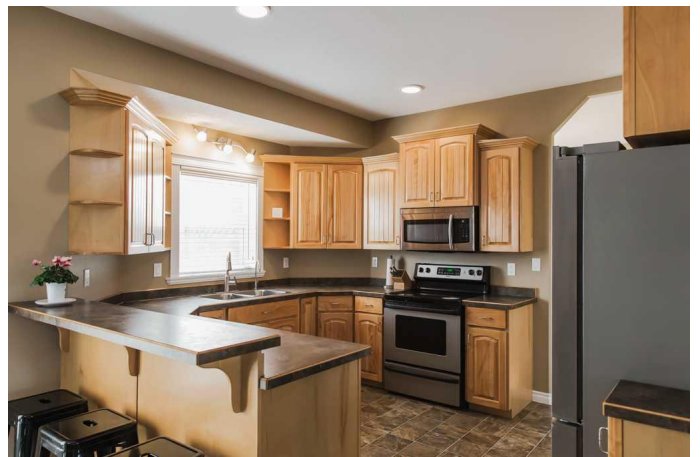
\$685,000

5 Bedroom, 3.00 Bathroom, 1,981 sqft
Residential on 3.88 Acres

Smallwood Estates, Rural Grande Prairie No. 1, County of, Alberta

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.

Built in 2006

Essential Information

MLS® #	A2199506
Price	\$685,000
Sold Price	\$672,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,981
Acres	3.88
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	9-55007 Twp Rd 725
Subdivision	Smallwood Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4R4

Amenities

Parking Spaces	20
Parking	Double Garage Attached, Additional Parking, RV Access/Parking

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Central Air Conditioner

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Many Trees, Treed, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Date Sold	April 10th, 2025
Days on Market	35
Zoning	CR2
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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