

\$829,900 - 52034 Twp Rd 744a, Rural Grande Prairie No. 1, County of

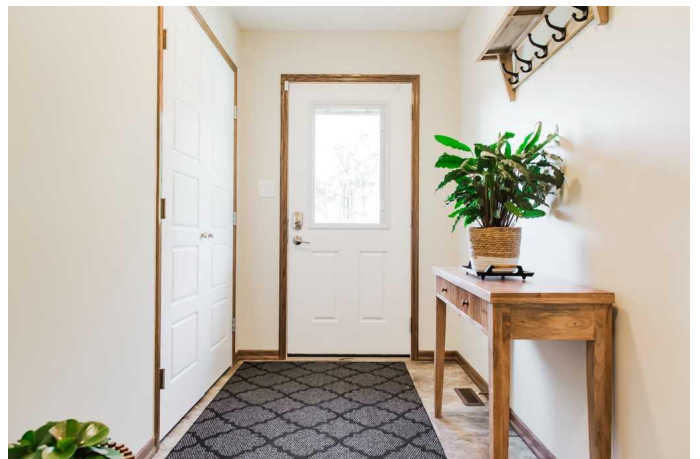
MLS® #A2225039

\$829,900

5 Bedroom, 2.00 Bathroom, 1,683 sqft
Residential on 20.27 Acres

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

20+ AG Zoned acres just North of Sexsmith!! This home is absolutely immaculate!! The main level features a nice entry from the garage with a laundry room and a powder room. There is also another main entrance. The main living area is bright and open with tall ceilings. You will appreciate the high end cabinetry, top end appliances and large island. Plus the spacious areas the dining and living room provide. The master bedroom is a great size with a nice closet and en-suite. The other 2 bedrooms on the main level are also a great size. The basement is fully finished with a large open area, 2 good sized bedrooms, a storage room, future bathroom space and a wood stove! Outside you will find a beautifully finished home with a front deck, concrete bib in front of the garage, 28'30' storage shelter, shed/chicken coop, 20 acres of agricultural land and much more. The home has a well, septic, natural gas and power services. Hard to find property!



Built in 2016

Essential Information

MLS® #	A2225039
Price	\$829,900
Sold Price	\$810,000
Bedrooms	5

Bathrooms	2.00
Full Baths	2
Square Footage	1,683
Acres	20.27
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	52034 Twp Rd 744a
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

Amenities

Parking	Double Garage Attached
---------	------------------------

Interior

Interior Features	Open Floorplan, Central Vacuum, High Ceilings, Kitchen Island, See Remarks, Sump Pump(s)
Appliances	See Remarks
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard, Garden, Other, Private Entrance, Storage
Lot Description	Low Maintenance Landscape, Farm, Front Yard, Garden, Gentle Sloping, Lawn, Landscaped, Many Trees, No Neighbours Behind, Pasture, Rectangular Lot, See Remarks
Roof	Asphalt Shingle

Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Date Sold	July 24th, 2025
Days on Market	57
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.