

# \$374,900 - 742075 Highway 733 Highway, Rural Grande Prairie No. 1, County of

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MLS® #A2229130

**\$374,900**

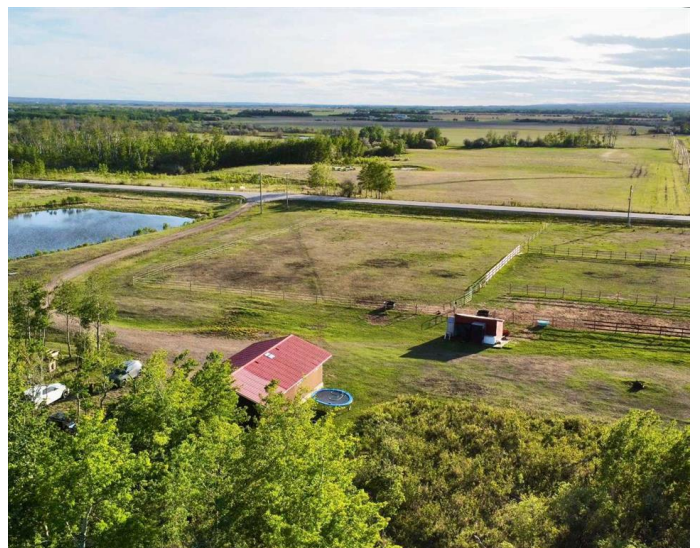
2 Bedroom, 1.00 Bathroom, 880 sqft  
Residential on 11.36 Acres

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

Pavement right to your driveway, a peaceful blend of bush and open space, and an updated home that radiates character: This 11-acre property north of Teepee Creek offers a truly special opportunity to embrace rural living without compromise.

Set well back from the road on a long established driveway, this cozy 880 sq ft home has been thoughtfully renovated from top to bottom, with the exception of the windows. It rests on a solid ICF crawl space and features two bedrooms, a full bathroom, and a bright open-concept living, dining, and galley-style kitchen layout that makes the most of its compact footprint. Imagine the sound of rain on the red tin roof while enjoying the peace and privacy this property provides.

The dugout is expansive and supplies the property with water for the animals and garden. The home is heated by propane, and a natural gas line is available at the highway, giving you flexibility for future upgrades while a 90 gallon cistern in the crawlspace holds the fresh water for the house. A charming firepit area is tucked into the trees out back, while the fully fenced open pasture makes this a great option for horse owners or hobby farmers.



Additional features include a chicken coop, a variety of usable outbuildings, and CR-5 zoning, which opens the door for home-based businesses or creative rural pursuits. The location offers the best of both worlds... just 6 km from Teepee Creek with groceries and a K&#8211;9 school, 20 km from Bezanson for fuel and convenience, and 30 km from Sexsmith for additional schools and amenities. Grande Prairie is less than 50 km away, making commuting or supply runs easy and accessible.

Whether you're dreaming of a quieter pace, a simpler life, or a place to build your vision from the ground up, this affordable acreage offers comfort, character, and endless potential. Call your favourite agent today to set up a viewing!

Built in 2004

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2229130                         |
| Price          | \$374,900                        |
| Sold Price     | \$390,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 880                              |
| Acres          | 11.36                            |
| Year Built     | 2004                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 742075 Highway 733 Highway            |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |

|             |                                 |
|-------------|---------------------------------|
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0G0                         |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Utilities | Electricity Connected, Garbage Collection, Natural Gas at Lot Line, Propane |
| Parking   | Off Street                                                                  |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Open Floorplan                                           |
| Appliances        | Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Propane                                      |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Crawl Space, See Remarks                                 |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Fire Pit, Garden                            |
| Lot Description   | Many Trees                                  |
| Roof              | Metal                                       |
| Construction      | Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation        | ICF Block                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 9th, 2025  |
| Date Sold      | June 23rd, 2025 |
| Days on Market | 14              |
| Zoning         | CR-5            |
| HOA Fees       | 0.00            |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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