

# \$725,000 - 6 731014 Range Road 52, Rural Grande Prairie No. 1, County of

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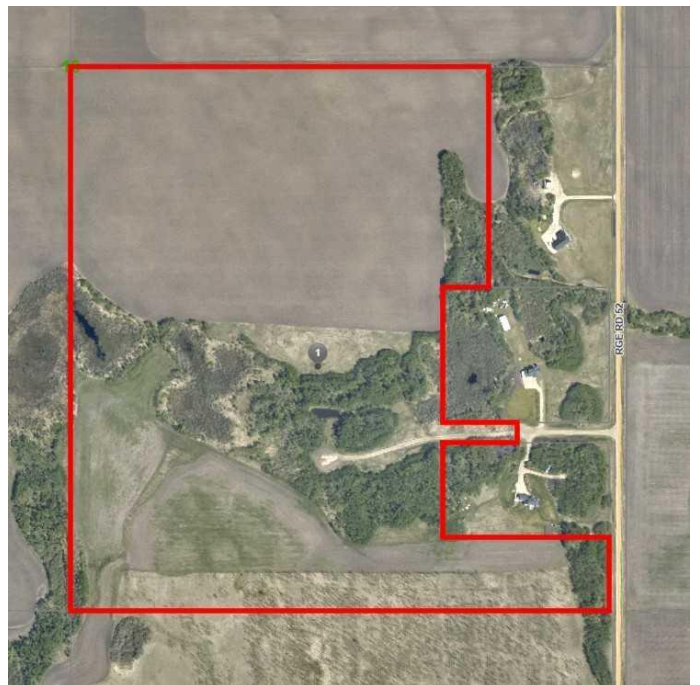
MLS® #A2233256

**\$725,000**

3 Bedroom, 2.00 Bathroom, 1,526 sqft  
Residential on 122.78 Acres

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

Discover the perfect blend of peaceful rural living and convenient access to city amenities on this magnificent 122-acre property. Ideally situated just northeast of Grande Prairie and southeast of Sexsmith, offering unparalleled opportunities whether you envision a thriving hobby farm or a private family estate. Approximately 20 acres of mature trees and a dugout provide a picturesque backdrop, while ample cultivated land is ready for your agricultural pursuits, all supported by essential infrastructure including a 240-foot deep well, a two-stage septic system with pump-out, power to the home and garage, and a high-grade gravel driveway, with natural gas available at the property line. The heart of this property is an upgraded 2012, 1,526 sqft modular home boasting gorgeous views and versatile options—move in and enjoy, relocate it once you build your dream home, or potentially keep it as a second residence or rental. This beautifully appointed 3-bedroom, 2-bathroom home features espresso cabinets, stainless steel appliances, updated trim, new flooring, new hot water tank, heavy-duty skirting, and a spacious deck with aluminum railing. The primary bedroom is a true retreat with a large full-length closet and a double-sink ensuite with jetted tub and a separate shower with glass doors. The sizeable living room impresses with vaulted ceiling, new wood



stove, and an abundance of large, bright windows. Complementing the home are a 14x22 detached garage and a brand-new 10x24 shed with dedicated wood storage. Possibilities are truly endless with so much diverse land so close to town. Move in and start enjoying your rural lifestyle today!

Built in 2012

### **Essential Information**

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2233256                             |
| Price          | \$725,000                            |
| Bedrooms       | 3                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,526                                |
| Acres          | 122.78                               |
| Year Built     | 2012                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### **Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 6 731014 Range Road 52                |
| 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      | Single Garage Detached |
| # of Garages | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan                        |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator |

|                 |                     |
|-----------------|---------------------|
| Heating         | Forced Air, Propane |
| Cooling         | None                |
| Fireplace       | Yes                 |
| # of Fireplaces | 1                   |
| Fireplaces      | Wood Burning Stove  |
| Basement        | None                |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Private, Farm, No Neighbours Behind, Open Lot, Treed |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding   |
| Foundation        | Block  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 74              |
| Zoning         | AG              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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