\$800,000 - 741004 Range Road 60, Rural Grande Prairie No. 1, County of

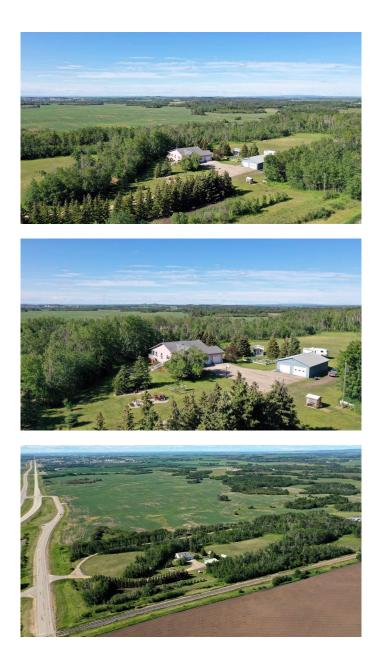
MLS® #A2235299

\$800,000

4 Bedroom, 3.00 Bathroom, 1,915 sqft Residential on 7.29 Acres

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

This pristine acreage just north of Sexsmith offers the ideal blend of peaceful country living and small business potential, all conveniently located on pavement. Situated on just over 7 private, treed acres and zoned CR5, this property is perfectly suited for running a home-based business or simply enjoying the extra space. The immaculate 4-bedroom, 2.5-bathroom home is in pristine condition and features a double attached garage, a newly completed roof with shingles replaced just last year, and a cozy 3-season room on the back deckâ€"perfect for relaxing and taking in the serene surroundings. Outside, you'II find a nicely maintained garden plot, a greenhouse for your gardening ambitions, and even a little barn or chicken coop, adding to the rural charm and functionality. A 30'x40' detached shop adds incredible value, whether you need storage for equipment, space for projects, or a place to house your toys. This is a rare opportunity to enjoy both lifestyle and versatility in one beautiful rural package.



Built in 1999

Essential Information

MLS® #

A2235299

Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,915
Acres	7.29
Year Built	1999
Туре	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	741004 Range Road 60
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	ТОНЗСО

Amenities

Parking	Double Garage Attached, RV Access/Parking
# of Garages	6

Interior

Interior Features	See Remarks	
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings	
Heating	Central, In Floor, Fireplace(s), Forced Air	
Cooling	None	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Gas, Wood Burning	
Has Basement	Yes	
Basement	Finished, Full	

Exterior

Exterior Features Balcony, Garden, Storage

Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2025
Days on Market	12
Zoning	CR5

Listing Details

Listing Office RE/MAX Grande Prairie

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