

\$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 deck—perfect for relaxing and taking in the serene surroundings. Outside, you’ll 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 |
| Type | 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 | T0H3C0 |

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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