

\$649,900 - 6, 744033 Rge Rd 54 Road, Rural Grande Prairie No. 1, County of

MLS® #A2244471

\$649,900

3 Bedroom, 1.00 Bathroom, 1,489 sqft
Residential on 3.95 Acres

JD Willis Estates, Rural Grande Prairie No. 1,
County of, Alberta

This 3.95-acre property offers the perfect balance of privacy, practicality, and space, just minutes to Sexsmith and 20 minutes to Grande Prairie, with pavement all the way to the driveway and right up to the shop doors. The home has been nicely updated and features 3 bedrooms and 1 bathroom. It includes air conditioning for summer comfort and a bright, functional kitchen. A wood stove adds cozy warmth, and the large cedar deck with built-in seating is perfect for relaxing or entertaining. The true standout is the massive, fully insulated shop equipped with in-floor heat, a 2-ton crane, built-in workbenches, and a 16 ft overhead door that recesses into the ceiling for full clearance. Adding to its uniqueness is a legal indoor gun range located at the back of the shop, making this space truly one of a kind. In addition to the shop, there are three outbuildings on the property, one of which has power, providing extra storage or workspace options. The shop and home are heated by a boiler system powered by free used oil distributed through insulated lines, offering a smart, cost-effective energy solution. All you need to solar panels and this property would be completely off the grid. There is also a backup diesel tank for the hot water system. With a mix of mature trees and open space, this partially cleared acreage is private, functional, and perfectly suited for



anyone looking for serious shop space
alongside comfortable country living.

Built in 1976

Essential Information

MLS® #	A2244471
Price	\$649,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,489
Acres	3.95
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

Community Information

Address	6, 744033 Rge Rd 54 Road
Subdivision	JD Willis Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3V0

Amenities

Parking Spaces	10
Parking	Asphalt, Driveway, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Range, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

Basement	None
----------	------

Exterior

Exterior Features	Private Yard, Storage
-------------------	-----------------------

Lot Description	Back Yard, Front Yard, Landscaped, Level, No Neighbours Behind, Private, Treed
-----------------	--

Roof	Asphalt
------	---------

Construction	Vinyl Siding
--------------	--------------

Foundation	Piling(s)
------------	-----------

Additional Information

Date Listed	July 31st, 2025
-------------	-----------------

Days on Market	24
----------------	----

Zoning	CR-4
--------	------

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.