

\$649,900 - 735027 Hwy 724, Rural Grande Prairie No. 1, County of

MLS® #A2245946

\$649,900

5 Bedroom, 4.00 Bathroom, 1,620 sqft
Residential on 16.64 Acres

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

Just 26 minutes northwest of Grande Prairie, this private 16-acre CR5-zoned acreage offers a rare opportunity to enjoy peaceful rural living with pavement right to your driveway. Surrounded by evergreens and bordered by a ravine on three sides, the 5 bedroom, 3.5 bathroom walk-out bungalow sits on a beautifully treed lot with stunning views of open grain fields to the north. Built just 12 years ago, the 1,620 sq ft home features an open-concept main floor with island kitchen, walk-through pantry, spacious living and dining areas, a desk nook, main floor laundry, and three large bedrooms including a primary suite with walk-in closet and ensuite. The fully finished walk-out basement offers two additional oversized bedrooms, a large rec room, two storage rooms, and a gorgeous bathroom with a custom tile shower. Outdoor features include front and back 54'x10' covered decks, a 78'x30' tarp shelter, 28'x12' shed, garden space, and a play structure. Thoughtful extras include hot and cold water taps outside, a gas line for a future garage, in-floor heat-ready basement slab, and a chimney chase for a future wood stove. This is the ideal mix of privacy, flexibility, and modern country living – all for under \$650,000. Please click on the video/3D link to take the virtual tour and click on the link for the



brochure or request a copy.

Built in 2014

Essential Information

MLS® #	A2245946
Price	\$649,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,620
Acres	16.64
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	735027 Hwy 724
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 2J0

Amenities

Parking Spaces	20
Parking	Additional Parking, Triple Garage Detached
# of Garages	4

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Many Trees, Private, Rolling Slope
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Wood Frame
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	5
Zoning	CR5

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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