

**9-55007 TWP RD 725**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2199506**



**\$685,000**

<b>Division:</b>	Smallwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,981 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	3.88 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** None

Nestled less than 10 minutes from Grande Prairie, just east of Clairmont, this stunning treed acreage offers the perfect blend of privacy and convenience. Surrounded by lush evergreen trees and backing onto serene treed green space, this 5-bedroom, 2.5-bathroom home is an idyllic retreat. Zoned CR2, the property is perfect for those seeking peace, space, and proximity to the city. Step inside to discover a spacious main floor, complete with a charming eat-in kitchen, a formal dining room, and a cozy living room featuring a gas fireplace. The main level also includes a convenient main-floor laundry, a dedicated office, and a generous entrance area with storage near the garage. Upstairs, you'll find four generously sized bedrooms and two full bathrooms. The master suite is a true sanctuary, offering a walk-in closet and a luxurious ensuite with a large walk-in shower. The partially finished basement is a versatile space, featuring a recreation room and an additional large bedroom, perfect for guests or a growing family. Outside, the property continues to impress with a large deck, a concrete patio area, and a handy shed for storage. There's plenty of room for RVs, boats, and trailers, and the attached 28'x24' double garage is heated for year-round comfort. With central air conditioning and county taxes, this modern home offers all the perks of acreage living, just minutes from town. For more details, ask your agent for a full acreage brochure or click the brochure link in the MLS listing.