



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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6 731014 Range Road 52  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2233256



**\$725,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,526 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	122.78 Acres		
Lot Feat:	Farm, No Neighbours Behind, Open Lot, Private, Treed		

**Heating:** Forced Air, Propane

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Block

**Features:** Ceiling Fan(s), Kitchen Island, Open Floorplan

**Water:** Well

**Sewer:** Septic Tank

**Condo Fee:** -

**LLD:** 10-73-5-W6

**Zoning:** AG

**Utilities:** -

**Inclusions:** Shed, blinds, wood stove

Discover the perfect blend of peaceful rural living and convenient access to city amenities on this magnificent 122-acre property. Ideally situated just northeast of Grande Prairie and southeast of Sexsmith, offering unparalleled opportunities whether you envision a thriving hobby farm or a private family estate. Approximately 20 acres of mature trees and a dugout provide a picturesque backdrop, while ample cultivated land is ready for your agricultural pursuits, all supported by essential infrastructure including a 240-foot deep well, a two-stage septic system with pump-out, power to the home and garage, and a high-grade gravel driveway, with natural gas available at the property line. The heart of this property is an upgraded 2012, 1,526 sqft modular home boasting gorgeous views and versatile options—move in and enjoy, relocate it once you build your dream home, or potentially keep it as a second residence or rental. This beautifully appointed 3-bedroom, 2-bathroom home features espresso cabinets, stainless steel appliances, updated trim, new flooring, new hot water tank, heavy-duty skirting, and a spacious deck with aluminum railing. The primary bedroom is a true retreat with a large full-length closet and a double-sink ensuite with jetted tub and a separate shower with glass doors. The sizeable living room impresses with vaulted ceiling, new wood stove, and an abundance of large, bright windows. Complementing the home are a 14x22 detached garage and a brand-new 10x24 shed with dedicated wood storage. Possibilities are truly endless with so much diverse land so close to town. Move in and start enjoying your rural lifestyle today!