



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

780-831-7725
jackadmin@gpremax.com

#2, 50027 Township Road 744
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2263531



\$780,000

Division:	Hillside Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,669 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	10.50 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	Well
Sewer:	Septic System
Condo Fee:	-
LLD:	24-74-5-W6
Zoning:	CR4
Utilities:	-

Inclusions: negotiable

Nature, Privacy & Community — All in One Property. Tucked away in the welcoming community of Webster, just north of Sexsmith, this 10.5-acre retreat offers the best of both worlds — seclusion and connection. Surrounded by 80% trees, this beautifully landscaped acreage is home to a fully developed 1,669 sq.ft. bungalow that's truly move-in ready. Step inside to find a bright, open layout with 3 bedrooms on the main floor, including a spacious primary suite featuring a walk-in closet, ensuite, and direct access to the back deck and hot tub — the perfect place to unwind in the evening. Downstairs, discover 2 more generous bedrooms, a theatre room, a large home gym, and a 3rd full bathroom, along with a separate basement entrance for added flexibility. Outside, enjoy a long private driveway finished with an electric gate, lush landscaping, and a kids' treehouse tucked among the trees. Whether you're raising a family, working from home, or simply craving privacy and peaceful country living, this property is the perfect balance of comfort, nature, and community and has been so well looked after with only ever 2 owners. There's also an abundance of crown land just down the road for trail riding, horses, ATVs or hunting. There's also 30 amp RV hook ups as well as a sewer dump for RV. This one does not disappoint!