

# \$649,900 - Ne-8-73-5-w6 Rge Rd 54 Acres, Rural Grande Prairie No. 1, County of

MLS® #A2244905

**\$649,900**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 5.22 Acres

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

5.22 acres in a great location! This property borders a creek and has a beautiful landscape with great views. The property comes with a 2013 Moduline built home offering over 1500 square feet of space. The home is getting a make over with flooring and paint and will be a big improvement over what you see on the pictures. The home is located up a short driveway with endless potential for the back yard of your dreams, potential for horses, cows, a shop and business opportunities. The services include a brand new well (50 gallons per minute), natural gas, power and a brand new septic system. There is about half a mile of gravel other than that its pavement right into the city of GP. Take advantage of this great opportunity to own a CR5 Acreage with a great home allowing you to purchase the lifestyle opportunities you have been waiting for.

Built in 2013

## Essential Information

MLS® #	A2244905
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520



Acres	5.22
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	Ne-8-73-5-w6 Rge Rd 54 Acres
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### **Amenities**

Utilities	Natural Gas Connected
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Farm, Few Trees, Front Yard, Gentle Sloping, Pasture, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Piling(s)

### **Additional Information**

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

Days on Market 1  
Zoning CR5

### **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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.