

# \$615,000 - 104062 A Twp Rd 722, Rural Grande Prairie No. 1, County of

---

MLS® #A2238126

**\$615,000**

3 Bedroom, 1.00 Bathroom, 1,516 sqft  
Residential on 5.96 Acres

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

Charming Updated Bungalow on 5.96 Acres  
â€” Just 5 km from Beaverlodge!

This beautiful 1,516 sq ft bungalow offers peaceful country living with modern upgrades on nearly 6 private acres. Featuring 3 bedrooms, a full bathroom with a jetted tub, and main-floor laundry, this home combines comfort and functionality.

The renovated 2017 kitchen features granite countertops, stainless steel appliances, custom cabinetry, and a stylish backsplash. The bright dining room includes large garden doors that open onto the deck, perfect for enjoying the outdoors.

Additional highlights include a cozy wood-burning fireplace, newer laminate and vinyl plank flooring, carpeted bedrooms, and large triple-pane tinted windows throughout that bring in abundant natural light. Major updates include a high-efficiency furnace, central A/C, hot water tank, and a premium \$20,000 water treatment system.

Outside, the property impresses with a roundabout driveway, expansive decks, a heated double attached garage, RV hookups, and powered outbuildings for hobbies and storageâ€”including a greenhouse, a



100-year-old shed, wood sheds, and a designated campsite area. The landscaped yard boasts raised garden beds, ornamental and fruit trees, a fire pit area, and an invisible dog fence. Exterior updates include new shingles, windows, and doors.

Zoned CR-5â€”ideal for hobby farming, a small business, or serene rural living. Move-in ready and loaded with extras!

Built in 1985

### Essential Information

MLS® #	A2238126
Price	\$615,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,516
Acres	5.96
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	104062 A Twp Rd 722
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	French Door, Granite Counters, Jetted Tub, Kitchen Island, Pantry
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partial, Partially Finished

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete, Wood

## Additional Information

Date Listed	July 8th, 2025
Days on Market	14
Zoning	CR-5

## Listing Details

Listing Office	All Peace Realty Ltd.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.