

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

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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 | 27  |
| Zoning         | CR5 |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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