

# \$675,000 - 730064 B Range Road 125, Hythe

MLS® #A2237671

**\$675,000**

4 Bedroom, 2.00 Bathroom, 1,328 sqft

Residential on 160.00 Acres

NONE, Hythe, Alberta

This is an opportunity to purchase a very modern home on a full quarter section of land. Located west of Hythe, just one mile off pavement on a quiet dead-end road, this beautifully built 2012 home features in-floor heating, vaulted ceilings, and a modern Pioneer Princess wood cookstove.

You enter the home at ground level through a spacious entrance that opens into a large, well-lit entertainment and lounging area, complete with access to a back deck. Just five steps up from this room, you'll find a bright kitchen, dining, and living area. This level also includes the primary bedroom, a three-piece bathroom, and direct access to a south-facing balcony deck.

The lower level offers three additional bedrooms, a bathroom, and a utility room. The in-floor heating system is powered by an outdoor wood-fired Hydronic furnace. The home also features 9-foot ceilings, hardwood and vinyl plank flooring, patio doors to the deck, and a great selection of windows that fill the space with natural light.

The property is fenced and cross-fenced, with a small multi-use building suitable for a workshop or barn. Approximately 60 acres are cleared and level, with a stock waterer near the house and a yard hydrant in the front yard. The remainder of the land features mature trees, some regrowth, trails throughout, and many perennial plants and fruit trees near the house and garden area. A round pen is also set up for livestock.



Additional features include a second unfinished residence and several sheds, which could be finished or repurposed for a variety of uses. There are also a few dugouts on the property.

This is a well-built home in a peaceful, private setting is ready for you to develop and enjoy your way. Book your viewing today!

Built in 2012

### **Essential Information**

MLS® #	A2237671
Price	\$675,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,328
Acres	160.00
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	730064 B Range Road 125
Subdivision	NONE
City	Hythe
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 2C0

### **Amenities**

Utilities	Electricity Connected
Parking Spaces	10
Parking	Gravel Driveway, Parking Pad

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Boiler, In Floor, Wood
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Native Plants, Treed, Yard Drainage
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 15th, 2025
Zoning	AG

## Listing Details

Listing Office	All Peace Realty Ltd.
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