

\$649,000 - 105062 Township Rd 725, Rural Grande Prairie No. 1, County of

MLS® #A2242237

\$649,000

6 Bedroom, 1.00 Bathroom, 2,702 sqft
Residential on 44.23 Acres

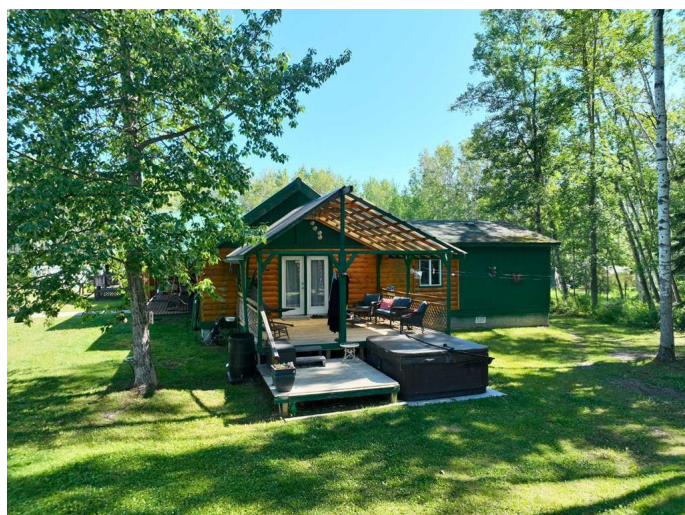
NONE, Rural Grande Prairie No. 1, County of, Alberta

Discover this private rural retreat on 44.23 acres in the County of Grande Prairie, situated on a secluded road and surrounded by beautiful trees and the serene Beaverlodge River.

This scenic property features hay land ideal for hobby farming, horses, or cattle. The custom-built 6-bedroom, 1-bathroom log home offers over 2,700 sq ft of open-concept living space, with a sprawling layout, vaulted ceilings, separate entrances, a cozy sitting room, and plenty of storage. Stay warm with a wood stove and electric heat, and enjoy features like vinyl plank flooring, walk-in closets, a large pantry, and main floor laundry.

Outdoor amenities include covered decks (with hot tub setup), a wraparound veranda, a decorative rock garden and water feature, a fenced vegetable garden, an 8x8 ft root cellar, and a spacious gravel driveway for year-round access. A large firepit and camping area provide the perfect setting for entertaining guests.

Zoned CR-5, this versatile property includes multiple outbuildings and partial fencingâ€”ideal for a home-based business or hobby farm. Located just 1 km off pavement and only 10 minutes from town amenities, this



little piece of paradise offers endless opportunities for quadding, horseback riding, and cross-country skiing right on your own land.

This one-of-a-kind treed and river side acreage offers peace, privacy, and potentialâ€”perfect for a growing family or outdoor enthusiast.

Built in 2003

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2242237 |
| Price | \$649,000 |
| Bedrooms | 6 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 2,702 |
| Acres | 44.23 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 105062 Township Rd 725 |
| Subdivision | NONE |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T0H0C0 |

Amenities

| | |
|---------------|--------------|
| Parking | Parking Pad |
| Is Waterfront | Yes |
| Waterfront | River Access |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances | See Remarks |
| Heating | Wood, Electric, Other, Wood Stove |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard |
| Lot Description | Landscaped, Many Trees, No Neighbours Behind, Private, Secluded, Garden, Pasture, Waterfront, Wooded |
| Roof | Metal |
| Construction | Log, Mixed, Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 22nd, 2025 |
| Days on Market | 5 |
| Zoning | CR-5 |

Listing Details

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

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