

\$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

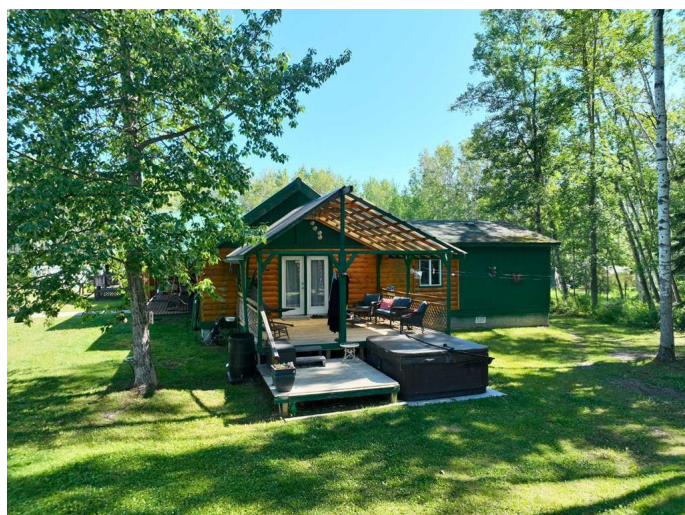
NONE, Rural Grande Prairie No. 1, County of, Alberta

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	51
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.