

# \$499,900 - 740061 Range Road 43, Rural Grande Prairie No. 1, County of

MLS® #A2260899

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,390 sqft  
Residential on 5.34 Acres

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

Set on a beautifully treed acreage, this charming modular home comes with a flexible addition and offers both comfort and serenity. Featuring 3 bedrooms with tasteful finishings, the home is warm, inviting, and move-in ready. Master Bedroom is nice and big featuring a 3 piece ensuite. The main level has tasteful finishing's throughout. Outside, youâ€™ll love the detached double garage/shopâ€™ perfect for storage, projects, or extra parking. This detached shop comes with 100 amp services with 220v plugs ready to go. A seasonal creek runs through the property, adding a touch of natural beauty and tranquility. With plenty of trees providing privacy and a peaceful setting, this acreage is the perfect blend of modern living and country charm. You will find RV stalls ready to go and wired in!

Built in 2007

## Essential Information

MLS® #	A2260899
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,390
Acres	5.34



Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	740061 Range Road 43
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C3

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Lighting
Lot Description	Landscaped, Many Trees, Seasonal Water, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	September 29th, 2025
Days on Market	12
Zoning	CR-5

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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