

# \$444,900 - A & B, 740081 43 Range, Rural Grande Prairie No. 1, County of

MLS® #A2211017

**\$444,900**

3 Bedroom, 1.00 Bathroom, 952 sqft  
Residential on 2.99 Acres

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

Set on 2.99 private acres with stunning views of the Peace Country, this beautifully upgraded property features two residences—ideal for multi-generational living or rental income. The main home has been fully renovated with a new roof, windows, doors, trim, paint, appliances, and more, offering 3 bedrooms, 1 bathroom, a cozy living room, and a functional kitchen. It also includes two detached garages: an 18x24 heated workshop with concrete floor, plumbing, and power (built in 2022), and a 24x24 garage with wood flooring, power, and a roll-up door (built in 2023). The second residence, a 600 sq ft red cottage currently rented for \$1,250/month, offers excellent flexibility for income or extended family. Additional highlights include two sheds, a power transfer switch for generator backup, excellent well water, a septic holding tank, steel pile foundation, and full fencing. A fantastic rural setup just waiting to be enjoyed—book your showing today!



Built in 1979

## Essential Information

MLS® #	A2211017
Price	\$444,900
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	952
Acres	2.99
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	A & B, 740081 43 Range
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

### **Amenities**

Parking	Double Garage Detached
# of Garages	432

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Metal
Construction	See Remarks
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	109
Zoning	CR5

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

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