

\$374,900 - 742075 Highway 733 Highway, Rural Grande Prairie No. 1, County of

MLS® #A2229130

\$374,900

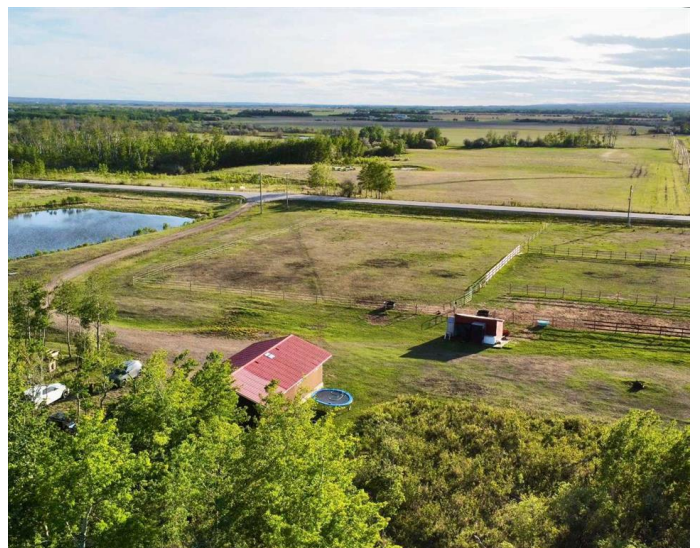
2 Bedroom, 1.00 Bathroom, 880 sqft
Residential on 11.36 Acres

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

Pavement right to your driveway, a peaceful blend of bush and open space, and an updated home that radiates character: This 11-acre property north of Teepee Creek offers a truly special opportunity to embrace rural living without compromise.

Set well back from the road on a long established driveway, this cozy 880 sq ft home has been thoughtfully renovated from top to bottom, with the exception of the windows. It rests on a solid ICF crawl space and features two bedrooms, a full bathroom, and a bright open-concept living, dining, and galley-style kitchen layout that makes the most of its compact footprint. Imagine the sound of rain on the red tin roof while enjoying the peace and privacy this property provides.

The dugout is expansive and supplies the property with water for the animals and garden. The home is heated by propane, and a natural gas line is available at the highway, giving you flexibility for future upgrades while a 90 gallon cistern in the crawlspace holds the fresh water for the house. A charming firepit area is tucked into the trees out back, while the fully fenced open pasture makes this a great option for horse owners or hobby farmers.



Additional features include a chicken coop, a variety of usable outbuildings, and CR-5 zoning, which opens the door for home-based businesses or creative rural pursuits. The location offers the best of both worlds... just 6 km from Teepee Creek with groceries and a K	 school, 20 km from Bezanson for fuel and convenience, and 30 km from Sexsmith for additional schools and amenities. Grande Prairie is less than 50 km away, making commuting or supply runs easy and accessible.

Whether you're dreaming of a quieter pace, a simpler life, or a place to build your vision from the ground up, this affordable acreage offers comfort, character, and endless potential. Call your favourite agent today to set up a viewing!

Built in 2004

Essential Information

MLS® #	A2229130
Price	\$374,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	11.36
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	742075 Highway 733 Highway
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of

Province	Alberta
Postal Code	T0H 0G0

Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas at Lot Line, Propane
Parking	Off Street

Interior

Interior Features	Open Floorplan
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	See Remarks, Crawl Space

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Many Trees
Roof	Metal
Construction	ICFs (Insulated Concrete Forms), Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	June 9th, 2025
Days on Market	1
Zoning	CR-5

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

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.