

\$3,700,000 - 703034 Highway 40, Rural Grande Prairie No. 1, County of

MLS® #A2227319

\$3,700,000

3 Bedroom, 2.00 Bathroom, 3,033 sqft
Residential on 153.00 Acres

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

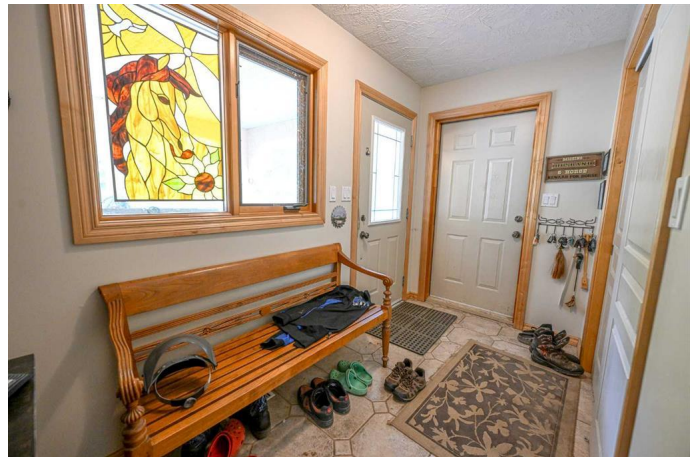
Discover your dream home nestled on a private quarter section of land, offering the perfect blend of tranquility and space. This impressive 3,033 sq ft residence welcomes you with a stunning spiral staircase and expansive windows that fill the home with natural light. The spacious kitchen is a chef's delight, featuring double ovens and ample room for entertaining. Contact a Realtor today for more details!

All bedrooms are designed with comfort in mind, each boasting its own walk-in closet. The luxurious primary suite offers a large ensuite, providing a personal retreat to unwind. Enjoy the wood stove in the living room where there is ample space for entertainment.

The property includes both an attached heated double garage and an additional detached garage, ensuring plenty of space for vehicles, or a workshop. Located in a peaceful and quiet area near the Wapiti River, this home offers the perfect escape while still providing easy access to nature and outdoor recreation.

Built in 2000

Essential Information



| | |
|----------------|---|
| MLS® # | A2227319 |
| Price | \$3,700,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 3,033 |
| Acres | 153.00 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 703034 Highway 40 |
| Subdivision | NONE |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8W 5A9 |

Amenities

| | |
|--------------|--|
| Parking | Double Garage Attached, Double Garage Detached |
| # of Garages | 4 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dryer, Gas Stove, Oven, Refrigerator, Washer |
| Heating | Forced Air, Propane |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Balcony |
| Lot Description | No Neighbours Behind, Private, Treed |
| Roof | Asphalt Shingle |

| | |
|--------------|-----------------|
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 19th, 2025 |
| Zoning | AG |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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