

# \$689,900 - 103048 725 Township, Rural Grande Prairie No. 1, County of

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MLS® #A2253296

**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,415 sqft  
Residential on 31.18 Acres

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

Just a short distance off pavement, this beautiful acreage between Beaverlodge and Hythe offers over 30 acres of AG-zoned land and a wonderful blend of comfort and practicality. The bungalow features three bedrooms on the main floor, a bright and functional kitchen, a full bathroom, a half bath, and convenient main-floor laundry. The basement adds another generous bedroom, a full bathroom, and two spacious family areas—one of which could easily be transformed into a theatre room, craft/sewing space, or a private retreat.

Outside, the property shines with a large heated shop complete with a 2-piece bathroom, making it the perfect space for a mechanic, woodworker, or outdoor enthusiast. A substantial metal cold-storage shelter provides additional utility and could be finished into a second shop if desired. There is also a large storage shed and a beautifully landscaped yard with plenty of room for horses, animals, or play.

Practical updates and systems add peace of mind, including a backup generator, water treatment system, and recently replaced furnace and hot water tank. With space to grow, work, and enjoy the outdoors, this acreage is ready for its next owners. Book



your showing today!

Built in 1982

### Essential Information

MLS® #	A2253296
Price	\$689,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	31.18
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	103048 725 Township
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

### Amenities

Parking Spaces	10
Parking	RV Access/Parking, See Remarks, RV Carport, RV Garage
# of Garages	6

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), See Remarks, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Other, Private Entrance, Private Yard, Storage

Lot Description Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, See Remarks, Native Plants, Pasture

Roof Fiberglass

Construction See Remarks, Wood Frame

Foundation Wood

## Additional Information

Date Listed September 2nd, 2025

Days on Market 9

Zoning AG

## Listing Details

Listing Office Grassroots Realty Group Ltd.

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