

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

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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

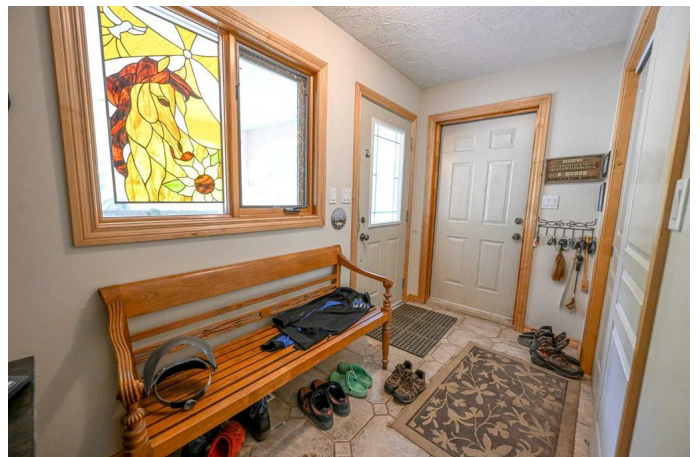
Discover your dream home nestled on a private quarter section of land, offering the perfect blend of tranquility and space. This impressive 3,033 sq ft residence welcomes you with a stunning spiral staircase and expansive windows that fill the home with natural light. The spacious kitchen is a chef's 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	Acreage with Residence, 1 and Half Storey
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
Days on Market	66
Zoning	AG

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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