

# \$615,000 - 104062 A Twp Rd 722, Rural Grande Prairie No. 1, County of

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MLS® #A2238126

**\$615,000**

3 Bedroom, 1.00 Bathroom, 1,516 sqft  
Residential on 5.96 Acres

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

Charming Updated Bungalow on 5.96 Acres  
â€” Just 5 km from Beaverlodge!

This beautiful 1,516 sq ft bungalow offers peaceful country living with modern upgrades on nearly 6 private acres. Featuring 3 bedrooms, a full bathroom with a jetted tub, and main-floor laundry, this home combines comfort and functionality.

The renovated 2017 kitchen features granite countertops, stainless steel appliances, custom cabinetry, and a stylish backsplash. The bright dining room includes large garden doors that open onto the deck, perfect for enjoying the outdoors.

Additional highlights include a cozy wood-burning fireplace, newer laminate and vinyl plank flooring, carpeted bedrooms, and large triple-pane tinted windows throughout that bring in abundant natural light. Major updates include a high-efficiency furnace, central A/C, hot water tank, and a premium \$20,000 water treatment system.

Outside, the property impresses with a roundabout driveway, expansive decks, a heated double attached garage, RV hookups, and powered outbuildings for hobbies and storageâ€”including a greenhouse, a



100-year-old shed, wood sheds, and a designated campsite area. The landscaped yard boasts raised garden beds, ornamental and fruit trees, a fire pit area, and an invisible dog fence. Exterior updates include new shingles, windows, and doors.

Zoned CR-5â€”ideal for hobby farming, a small business, or serene rural living. Move-in ready and loaded with extras!

Built in 1985

### Essential Information

MLS® #	A2238126
Price	\$615,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,516
Acres	5.96
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	104062 A Twp Rd 722
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	French Door, Granite Counters, Jetted Tub, Kitchen Island, Pantry
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partial, Partially Finished

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete, Wood

## Additional Information

Date Listed	July 8th, 2025
Days on Market	4
Zoning	CR-5

## Listing Details

Listing Office	All Peace Realty Ltd.
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