

# **\$439,900 - 61, 25039 Township Road 722, Rural Grande Prairie No. 1, County of**

---

MLS® #A2247763

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,244 sqft  
Residential on 3.91 Acres

Rio Bend Estates., Rural Grande Prairie No. 1,  
County of, Alberta

Peaceful Country Living with this manufactured home set on 3.91 acres bordering the Smoky River. Only 38 km east of Grande Prairie and 2 km off highway 43. The home boasts a large kitchen with an abundance of counter and cupboard space. Open layout perfect for family gatherings. Primary bedroom is spacious and includes a full ensuite with walk in closet, dual sinks, double shower. There is also 2 spare bedrooms, main bathroom and laundry off the side entrance. Sit and enjoy sunsets on the west facing veranda. There is a 27 x 27 detached garage for vehicles, toys, or a workshop. Yard offers plenty of area to accommodate an RV or other additional equipment. There are over 300 new seedlings planted, plus established lilacs, mayday, sand berry and crab apple trees throughout the property. There are chicken coops, greenhouse, sheds and established garden are ready for your green thumb, fencing for horses if thats more your style. Whether you're looking for a peaceful retreat, a hobby farm or simply more space to enjoy the outdoors, this property has it all ! Book your viewing today and make this house your home.

Built in 2013



Essential Information

MLS® #	A2247763
Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,244
Acres	3.91
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modern
Status	Active

Community Information

Address	61, 25039 Township Road 72
Subdivision	Rio Bend Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0G0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Dryer, Electric Range, Microwave
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Few Trees
Roof	Asphalt
Construction	Concrete, Vinyl Siding
Foundation	ICF Block, Perimeter Wall



**Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	CR4

**Listing Details**

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

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.