

\$444,900 - A & B, 740081 43 Range, Rural Grande Prairie No. 1, County of

MLS® #A2211017

\$444,900

3 Bedroom, 1.00 Bathroom, 952 sqft
Residential on 2.99 Acres

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

Set on 2.99 private acres with stunning views of the Peace Country, this beautifully upgraded property features two residences—ideal for multi-generational living or rental income. The main home has been fully renovated with a new roof, windows, doors, trim, paint, appliances, and more, offering 3 bedrooms, 1 bathroom, a cozy living room, and a functional kitchen. It also includes two detached garages: an 18x24 heated workshop with concrete floor, plumbing, and power (built in 2022), and a 24x24 garage with wood flooring, power, and a roll-up door (built in 2023). The second residence, a 600 sq ft red cottage currently rented for \$1,250/month, offers excellent flexibility for income or extended family. Additional highlights include two sheds, a power transfer switch for generator backup, excellent well water, a septic holding tank, steel pile foundation, and full fencing. A fantastic rural setup just waiting to be enjoyed—book your showing today!



Built in 1979

Essential Information

MLS® #	A2211017
Price	\$444,900
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	952
Acres	2.99
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	A & B, 740081 43 Range
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

Amenities

Parking	Double Garage Detached
# of Garages	432

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Metal
Construction	See Remarks
Foundation	Piling(s)

Additional Information

Date Listed	April 11th, 2025
Days on Market	116
Zoning	CR5

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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.