

\$299,900 - 74078 Range Road 13, DeBolt

MLS® #A2257614

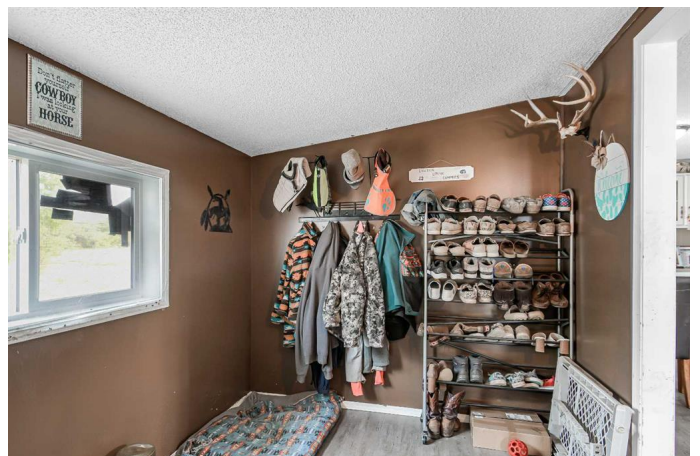
\$299,900

2 Bedroom, 1.00 Bathroom, 1,021 sqft

Residential on 12.34 Acres

NONE, DeBolt, Alberta

Looking for an affordable acreage to start your homestead or keep a few horses? This beautiful 12-acre parcel is the perfect opportunity! Conveniently located just 15 minutes north of DeBolt, 45 minutes from Grande Prairie, and only a couple of miles off pavement, this property offers the peaceful rural lifestyle you have been looking for. The land features a great mix of mature trees for privacy and open areas ideal for animals or future development. The cozy 2-bedroom, 1-bath home has seen numerous upgrades over the years, including a newer metal roof, vinyl siding, updated windows, a new hot water tank, and stylish cosmetic improvements throughout. Inside, you'll appreciate the large living room windows, bright kitchen, and spacious dining area. The primary bedroom includes a walk-in closet and direct access to the updated main bathroom, which features updated fixtures and a dual vanity. A second bedroom offers space for kids, guests, or a home office, while the attached porch/mudroom provides a convenient space to store and dry your outdoor gear. Outside, there is a well established gravel parking pad, a great lawn area, and horse-ready infrastructure—including pens, a shelter, a heated waterer, and a round pen. Services on the property include power, propane heating (natural gas available at the lot line), and a dugout water source. Affordable acreages like this don't come around often. Contact your favorite real estate professional to schedule a



viewing today!

Built in 1977

Essential Information

MLS® #	A2257614
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,021
Acres	12.34
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	74078 Range Road 13
Subdivision	NONE
City	DeBolt
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1B0

Amenities

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Built-in Features, Double Vanity
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, Front Yard, Brush, Pasture

Roof	Metal
Construction	Mixed, Vinyl Siding
Foundation	Block

Additional Information

Date Listed	September 19th, 2025
Days on Market	51
Zoning	A-1 Agricultural One

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.