

**744071 Range Road 31**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2219769**



**\$689,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,997 sq.ft.                     | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 13.56 Acres                      |               |                   |
| <b>Lot Feat:</b> | Other                            |               |                   |

|                    |                     |
|--------------------|---------------------|
| <b>Heating:</b>    | Forced Air, Propane |
| <b>Floors:</b>     | Hardwood            |
| <b>Roof:</b>       | Metal               |
| <b>Basement:</b>   | None                |
| <b>Exterior:</b>   | Other               |
| <b>Foundation:</b> | See Remarks         |
| <b>Features:</b>   | Open Floorplan      |

|                   |            |
|-------------------|------------|
| <b>Water:</b>     | Well       |
| <b>Sewer:</b>     | Pump       |
| <b>Condo Fee:</b> | -          |
| <b>LLD:</b>       | 25-74-3-W6 |
| <b>Zoning:</b>    | CR-5       |
| <b>Utilities:</b> | -          |

**Inclusions:** Ride on Lawnmower john deer, deep freeze and pool table in shop

Welcome to your dream homestead! This one-of-a-kind barn-style bungalow offers a rare blend of charm, functionality, and space, all nestled on 13.56 private acres. With 1997 sq ft of living space, this 3-bedroom, 2.5-bath home is brimming with character and unique features you simply won't find anywhere else. From the moment you arrive, you'll be drawn in by the rustic barnhouse aesthetic that feels warm, welcoming, and full of personality. Step inside to discover soaring vaulted ceilings, exposed wood beams, and custom finishes that reflect thoughtful design and craftsmanship throughout. The open-concept living area creates a perfect flow for family gatherings or quiet evenings at home, with large windows that fill the space with natural light and showcase the beauty of the surrounding land. The kitchen is as functional as it is stylish, featuring stainless steel appliances, ample cabinetry, and a large island with seating — ideal for entertaining or casual family meals. A spot for a cozy stove adds warmth and ambiance to the main living area, making it the heart of the home in every season. The spacious primary bedroom offers a private ensuite with a walk-in shower, while the two additional bedrooms are perfect for kids, guests, or even a home office. There is no basement in the home, but don't let that deter you — the possibilities for space continue in the large shop, which boasts an upper level that would make an excellent office, studio, or playroom. Whether you're running a home-based business or need extra storage and hobby space, the shop offers the flexibility to suit your lifestyle. Outside, enjoy the serenity of wide-open skies and peaceful privacy, with plenty of room for animals, gardens, or simply enjoying nature. The land is ideal for creating your very own hobby farm, with the space and freedom to live the country life you've

always wanted. Located just a short drive from town, this property offers the best of both worlds &mdash; rural charm with access to amenities. If you're looking for something with soul, space, and potential, this is your chance to own a truly special piece of Alberta countryside. Don&rsquo;t miss your opportunity to fall in love with this one-of-a-kind property &mdash; they don&rsquo;t come up often, and they don&rsquo;t last long!