

52074 Township Road 744A
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2230483



\$399,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, RV Access/Parking		
Lot Size:	3.74 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Other	Water:	Cistern
Floors:	Carpet, Laminate	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	27-74-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: All light fixtures, all window coverings

Welcome to this beautiful acreage located in Webster, just off the pavement with minimal gravel, combining easy access with rural charm. Within walking distance to the Webster Hall, this location is ideal for those who enjoy local markets, community events, or simply want a strong sense of connection in a quiet country setting. The property offers the perfect balance of open grassy space and mature trees, providing both privacy and room to enjoy the outdoors. Relax or entertain on the large deck, gather around the firepit, or take advantage of the multiple sheds for storage. There's even plenty of space to build the big shop you've been dreaming of! Inside, the home features a bright and spacious open-concept layout with a large kitchen island at the heart of it all which is perfect for gatherings and daily living. With 3 bedrooms plus a generous office/den, there's flexibility for family, guests, or a home-based business. The primary suite includes a large walk-in closet and a private ensuite. A separate laundry room and oversized pantry add function and convenience. If you're looking to escape the city while staying close to all the amenities of Grande Prairie, this well-located acreage could be the perfect fit. Don't miss your chance to enjoy the best of rural living!