

\$949,900 - 44034 Highway 674, Rural Grande Prairie No. 1, County of

MLS® #A2196122

\$949,900

4 Bedroom, 3.00 Bathroom, 1,644 sqft
Residential on 116.11 Acres

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

Nestled on 116 acres of beautifully landscaped land, this exceptional property offers the perfect blend of country living and equestrian excellence. Fully fenced and thoughtfully designed, it includes all the amenities any horse lover could dream of. The property features a 150 x 250 ft outdoor riding arena, perfect for training or recreational riding. The 7-stall tinned and insulated horse barn is built with both comfort and practicality in mind, providing a safe and spacious environment for your horses. Additionally, a 2-stall foaling barn ensures your breeding operations are well-supported. There are also 3 automatic water bowls for ease and convenience in caring for your animals. For all your storage and workshop needs, a new 60 x 80 shop (built in 2022) offers ample space with three large (16 foot) doors, full insulation, 2 radiant gas heaters & one forced air gas heater, water hook ups and a floor drain for maximum functionality. Whether you're using it for equipment storage, projects, or as a personal workshop this shop is complete with rv sewage dump as well as hot tub hook ups/electrical, and the wood stove provides a cozy atmosphere for year-round use. The bungalow style home has seen several updates to enhance comfort and longevity. The newer tin roof and siding ensure durability and low-maintenance living. Central air (installed in



2022) and two new furnaces (installed in 2011) ensure year-round comfort, while the spacious layout provides room for all your family's needs. Step into the living room with large South facing windows engulfing the room with natural sunlight and a wood burning fireplace providing a warm and inviting ambiance. Wrapping around into the dining area and kitchen complete with tons of cabinets for storage. Enjoy the convenient access to the back deck through patio doors. The primary bedroom has a beautiful wood feature wall and boasts a 3pc ensuite. Your main floor is complete with two more bedrooms and a full bathroom. Heading downstairs to your fully finished basement enjoy a secondary kitchen complete with appliances, a huge open space, another bedroom as well as a 3pc bathroom. A new water well was installed in 2015. This acreage is the ultimate dream for those seeking a rural lifestyle with luxury amenities for both family living and equestrian pursuits. Whether you're an experienced horse owner or simply love the idea of owning a sprawling property with a breathtaking landscape, this acreage is sure to impress. Don't miss your chance to own this stunning piece of paradise!

Built in 1980

Essential Information

MLS® #	A2196122
Price	\$949,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,644
Acres	116.11
Year Built	1980
Type	Residential

Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	44034 Highway 674
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, See Remarks
Roof	Other
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2025
Days on Market	59
Zoning	AG

Listing Details

Listing Office RE/MAX Grande Prairie

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