

\$2,956,500 - 50010 733a Township, Rural Grande Prairie No. 1, County of

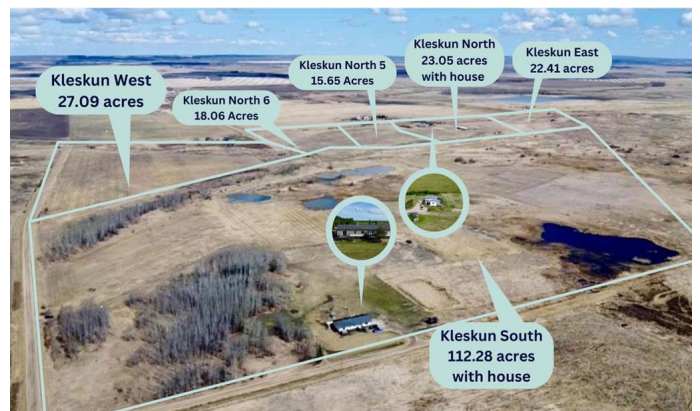
MLS® #A2188454

\$2,956,500

4 Bedroom, 2.00 Bathroom, 1,812 sqft
Residential on 218.45 Acres

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

Investors looking to expand your portfolio?
218.45 acres of breathtaking landscape, just a short 20-25 minute drive northeast of Grande Prairie. With two existings homes this land offers the potential for additional acreages and future homes. The first home is a 1813 sqft, 4-bedroom bungalow, with over \$100,000 worth of upgrades, including vinyl plank flooring and paint finishes. The second residence is a 1395 sqft, 5-bedroom bungalow, complete with a basement suite, offering versatility and comfort. Nature thrives here, with natural wildlife ponds attracting a rich diversity of bird species making it a haven for birdwatchers. Notably, the land has already been subdivided into four lots presenting opportunities for development and investment. Additionally, subdivision plans have been approved for further expansion, with an eye on breaking up an additional 15.65 and 18.06 acres for future revenue potential. What sets Kleskun Springs apart is its unique enrichment by numerous year-round artesian water springs. These springs, operating under natural pressure, effortlessly bring water to the surface, obviating the need for pumping. This feature not only adds to the property's allure but also ensures a continuous water supply ideal for sustainable living, agricultural use, or recreational activities. Moreover, the property includes water ponds eligible for redesign and



reconstruction through the Alberta Government Wetland Replacement Program at no cost. This exceptional opportunity allows for the potential enhancement and customization of water features to suit personal or recreational needs. Don't miss out on this rare opportunity to own a slice of paradise that seamlessly blends luxury, sustainability, and natural beauty. Whether you're seeking a peaceful retreat or a canvas for your visionary projects, Kleskun Springs stands ready to welcome you.

Built in 1979

Essential Information

MLS® #	A2188454
Price	\$2,956,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,812
Acres	218.45
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	50010 733a Township
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Off Street

Interior

Interior Features	Kitchen Island, Jetted Tub, Laminate Counters, Soaking Tub
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Creek/River/Stream/Pond, Few Trees, Lake, Pasture, Seasonal Water, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	January 21st, 2025
Days on Market	154
Zoning	AG & CR-5

Listing Details

Listing Office	Real Broker
----------------	-------------

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.