

\$549,900 - 694083 Range Road 104, Rural Grande Prairie No. 1, County of

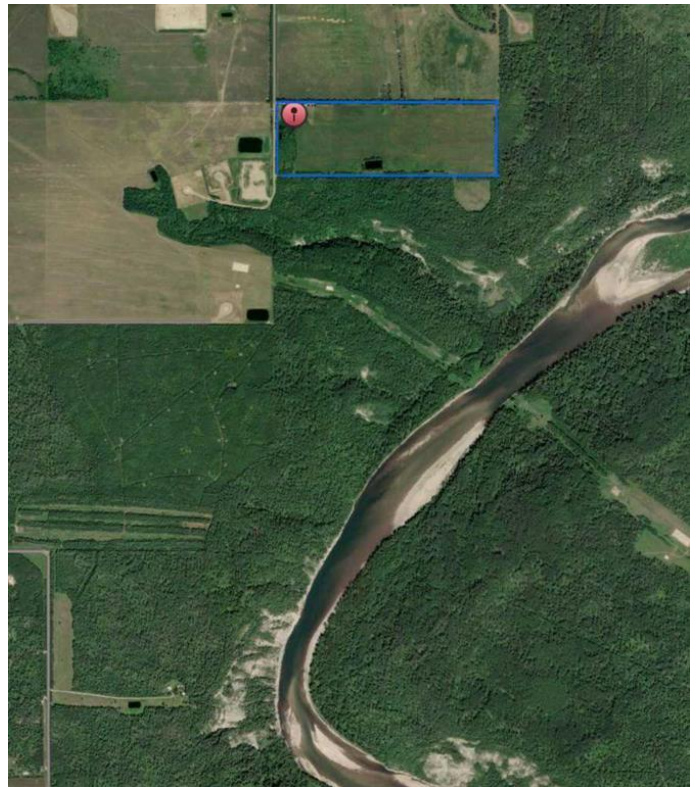
MLS® #A2222748

\$549,900

4 Bedroom, 2.00 Bathroom, 1,189 sqft
Residential on 54.92 Acres

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

Private 55-Acre Acreage Backing Onto Crown Land With River Access! Discover peace, privacy, and endless outdoor opportunities on this stunning 55-acre property, located just 45 minutes southwest of Grande Prairie near Hinton Trail Hall. Tucked away on a quiet dead-end road, this serene acreage backs directly onto crown land, offering access to the Wapiti River and unmatched recreational potential right out your back door. The charming 1980s farmhouse has been thoughtfully updated and include vinyl windows, paint & flooring, a durable tin roof, a renovated main bathroom and kitchen, a new furnace, hot water tank, and central A/C. The bright, open-concept main floor boasts a kitchen, dining, and living area filled with natural light and warmed by a cozy wood-burning fireplace. Upstairs, youâ€™ll find two bedrooms including an oversized primary retreat with a walk-in closet. The finished basement adds two additional bedrooms, a half bath, laundry room, two flex spaces, and plenty of storage, perfect for a growing family. Outdoors, youâ€™ll find an oversized 26x44 heated garage with 220V power, a chicken coop with fenced enclosure, and five outbuildings serving as a barn, workshop, and storage sheds. Approximately 45 acres are currently in hay, and the land is serviced by three dugoutsâ€”one of which has



been transformed into a private recreational pond, while the others provide treated household water with a filtration system, softener, and chlorinator. The beautifully treed yard features mature spruce and pine, ornamental apple trees, raised garden beds, and a firepit area—ideal for enjoying quiet evenings under the stars. Backed by crown land, this acreage offers unmatched recreational freedom—whether it's hiking, horseback riding, quadding, hunting, or simply exploring Alberta's vast wilderness. With only 4.8 km of gravel road off paved Range Road 110, this property offers both seclusion and accessibility. If you've been dreaming of a peaceful rural lifestyle with the bonus of outdoor adventure at your fingertips, this property is a must-see.

Built in 1980

Essential Information

MLS® #	A2222748
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,189
Acres	54.92
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	694083 Range Road 104
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County
Province Alberta
Postal Code T0H 1J0

Amenities

Parking Quad or More Detached

Interior

Interior Features Laminate Counters
Appliances Dishwasher, Electric Stove, F
Heating Forced Air, Propane
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Treed
Roof Metal
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 20th, 2025
Days on Market 16
Zoning AG

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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