

# \$449,900 - 745049 Range Road 50, Rural Grande Prairie No. 1, County of

MLS® #A2226203

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,204 sqft  
Residential on 22.52 Acres

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

This cozy mobile home offers 3 bedrooms and 2 baths, nestled on 22.52 acres of pure Alberta countryside. Perfect for those seeking space, privacy, and endless possibilities—bring your animals, your toys, and your dreams! HWT 5-7 years old, Furnace 3 years old, new well pump 2024, roof done on 2012.

Built in 1987

## Essential Information

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2226203                             |
| Price          | \$449,900                            |
| Bedrooms       | 3                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,204                                |
| Acres          | 22.52                                |
| Year Built     | 1987                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 745049 Range Road 50 |
| Subdivision | NONE                 |



|             |                                       |
|-------------|---------------------------------------|
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T0H3C0                                |

### **Amenities**

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### **Interior**

|                   |                        |
|-------------------|------------------------|
| Interior Features | See Remarks            |
| Appliances        | Refrigerator, Stove(s) |
| Heating           | Forced Air             |
| Cooling           | None                   |
| Basement          | None                   |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | No Neighbours Behind |
| Roof              | Asphalt Shingle      |
| Construction      | Other                |
| Foundation        | Piling(s)            |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 5              |
| Zoning         | CR-5           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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