

# \$800,000 - 741004 Range Road 60, Rural Grande Prairie No. 1, County of

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MLS® #A2235299

**\$800,000**

4 Bedroom, 3.00 Bathroom, 1,915 sqft  
Residential on 7.29 Acres

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

This pristine acreage just north of Sexsmith offers the ideal blend of peaceful country living and small business potential, all conveniently located on pavement. Situated on just over 7 private, treed acres and zoned CR5, this property is perfectly suited for running a home-based business or simply enjoying the extra space. The immaculate 4-bedroom, 2.5-bathroom home is in pristine condition and features a double attached garage, a newly completed roof with shingles replaced just last year, and a cozy 3-season room on the back deck—perfect for relaxing and taking in the serene surroundings. Outside, you’ll find a nicely maintained garden plot, a greenhouse for your gardening ambitions, and even a little barn or chicken coop, adding to the rural charm and functionality. A 30’x40’ detached shop adds incredible value, whether you need storage for equipment, space for projects, or a place to house your toys. This is a rare opportunity to enjoy both lifestyle and versatility in one beautiful rural package.



Built in 1999

## Essential Information

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Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,915
Acres	7.29
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	741004 Range Road 60
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

### Amenities

Parking	Double Garage Attached, RV Access/Parking
# of Garages	6

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Central, In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Garden, Storage
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Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 29th, 2025
Days on Market	4
Zoning	CR5

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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