

# \$449,900 - 770050 Hwy 733, Wanham

MLS® #A2263711

**\$449,900**

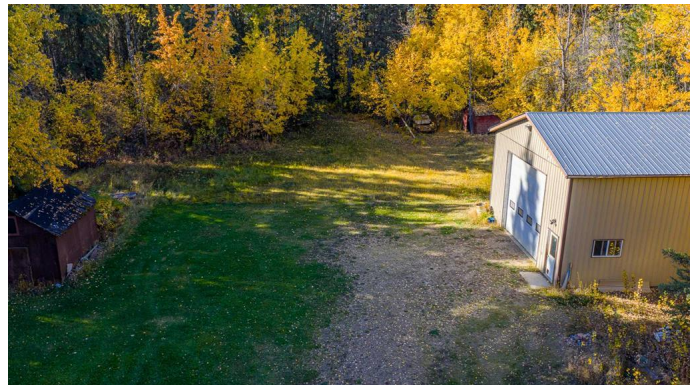
6 Bedroom, 3.00 Bathroom, 2,304 sqft  
Residential on 12.90 Acres

NONE, Wanham, Alberta

Experience the peace and privacy of true country living on this beautiful 12.9-acre treed property just south of Wanham and only 49 minutes from Grande Prairie. This 2,300 sq ft custom two-storey home offers 6 bedrooms and 2.5 bathrooms, featuring a bright, spacious kitchen and dining area, large living room, convenient main-floor laundry, and an unfinished basement ready to make your own. The unique floor plan has 5 bedrooms upstairs, perfect for large families or those who love extra space. Enjoy the convenience of an attached double heated garage plus a 30'x40' heated shop for all your projects or equipment. The private yard is hidden from the road and surrounded by trees, offering a peaceful retreat with no nearby neighbors—the closest home is over half a mile away. Two dugouts, including one for fresh rain-fed drinking water, a garden area, and open land suitable for animals complete this ideal acreage setup. A second older manufactured home on the property provides great potential for a guest house or rental after updates. This property offers the perfect northern Alberta lifestyle—quiet, private, and surrounded by nature. Click on the brochure link for additional info or ask your agent for one!

Built in 1983

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2263711                         |
| Price          | \$449,900                        |
| Bedrooms       | 6                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,304                            |
| Acres          | 12.90                            |
| Year Built     | 1983                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 770050 Hwy 733     |
| Subdivision | NONE               |
| City        | Wanham             |
| County      | Birch Hills County |
| Province    | Alberta            |
| Postal Code | T0H3P0             |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 20   |
| Parking        | Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, RV Access/Parking, Triple Garage Detached |
| # of Garages   | 5  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Laminate Counters, No Smoking Home |
| Appliances        | See Remarks  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                   |
|-----------------|-------------------|
| Lot Description | Many Trees, Treed |
| Roof            | Asphalt Shingle   |
| Construction    | Wood Frame        |
| Foundation      | Wood              |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 7                  |
| Zoning         | cr                 |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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