

\$839,900 - 722055 Range Road 43, Rural Grande Prairie No. 1, County of

MLS® #A2266553

\$839,900

5 Bedroom, 4.00 Bathroom, 2,543 sqft
Residential on 22.56 Acres

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

Escape to your own private 22-acre paradise just 10 minutes from Grande Prairie! Â Zoned CR-5, this exceptional acreage offers so much opportunityÂ for families, hobby farmers, or anyone seeking space, privacy, and versatility. Immediate possession available!

The spacious home spans over 2,500 sq. ft. on the main floor plus a FULL basement, featuring 5 bedrooms, 3.5 bathrooms, and office, 2 large living rooms and a 24' x 24' attached heated garage.Â Designed for comfortable country living, the bright kitchen includes an island with cooktop, stainless steel appliances with double wall ovens, and ample cabinetry. The generous dining area opens into a large living room with a cozy sunken bonus area and wood-burning stoveâ€”ideal for family gatherings. Enjoy breathtaking sunrises and sunsetsÂ from the expansive south-facing deck, the kitchen, or the primary suite, all with panoramic views of the Kluskin Hills.

The main floor also includes two additional bedrooms, one with direct exterior access, a full bath, and a flexible office space (or sixth bedroom) with French doors. The walkout basementÂ is perfect for entertaining or relaxing, featuring a spacious family room with a wood fireplace, sauna, two more bedrooms, and plenty of room for games or hobbies. A convenient mudroom connects to the side



entry and half bath, offering easy access to the garage and abundant storage.

This property is truly built for both work and play. It's fully fenced with page wire and includes two large horse shelters with pens, pasture areas, and well-built gravel roadways throughout. There are two separate driveways/entrances off RR 43 for excellent access and functionality.

For your projects and storage, you'll love the 40' x 60' heated shop with a concrete floor, office space, tool rooms, and its own drilled well. Plus, there's an additional 40' x 130' Arch Rib Quonset with a partial concrete floor perfect for equipment or additional storage.

Updates and mechanical features include new shingles, updated pressure tank, Navien hot water on demand, 2021 heating boiler with new main floor water lines, in-floor heating, two drilled wells, and a septic tank with grey water pump-out system.

Top it all off with a rooftop patio above the garage, offering sweeping panoramic views and the perfect spot to unwind at day's end.

This one-of-a-kind acreage offers everything space, comfort, and incredible potential all within minutes of the city.

Don't miss your chance to own this stunning, move-in-ready property. Call today to book your private tour!

Built in 1989

Essential Information

MLS® #	A2266553
Price	\$839,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,543
Acres	22.56
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	722055 Range Road 43
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5B2

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	8
Zoning	CR5

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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