



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**731072 RGE RD 124**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2170083**



**\$570,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                               |               |                   |
| <b>Size:</b>     | 1,800 sq.ft.  | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 19.01 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Dog Run Fenced In, Lawn, Landscaped, Many Trees, Pasture, Tr |               |                   |

|                    |  |                   |            |
|--------------------|--|-------------------|------------|
| <b>Heating:</b>    | High Efficiency, In Floor, Forced Air, Natural Gas | <b>Water:</b>     | Well       |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                          | <b>Sewer:</b>     | Lagoon     |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -          |
| <b>Basement:</b>   | Finished, Full                                     | <b>LLD:</b>       | 8-73-12-W6 |
| <b>Exterior:</b>   | Other  | <b>Zoning:</b>    | AG         |
| <b>Foundation:</b> | Poured Concrete, Wood                              | <b>Utilities:</b> | -          |

**Features:** Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, generator.

This peaceful 19-acre property offers the perfect combination of modern amenities and rural charm. The fully developed 1.5-story, 1,800 sqft home with an attached garage is beautifully situated, featuring a good windbreak and gorgeous views. The spacious kitchen provides ample counter space, and the large island is ideal for cooking and entertaining. The garden doors leading to the deck and grilling area make outdoor dining a breeze. The breakfast nook and family room offer panoramic views of the stunning countryside, while the open covered deck is perfect for relaxing and enjoying the scenery. The upper level features a luxurious bathroom with a large soaker tub, a double granite vanity, and a laundry chute, along with three spacious bedrooms. The primary bedroom has a walk-in closet and is conveniently located near the other two bedrooms, making it great for families. The main floor offers a fourth bedroom or home office, providing an ideal space for remote work, as well as a powder room and main floor laundry with access to the attached garage. The fully developed basement includes in-floor heating, a family room, a fifth bedroom, a craft room, cold storage, and another access point to the garage, offering an excellent layout for families or those seeking a dedicated craft or recreation room. The home is set up and wired with a generator for when it's needed. The property is fenced and configured for horses, complete with livestock water. It is accessible via pavement, with a short 10-minute drive to Hythe. The outdoor features of the property include ample space for stables and corrals, along with a dog run, a garden area, and a play structure, making it an ideal oasis for horse lovers and families alike. The picturesque surroundings and peaceful atmosphere make this acreage the perfect place to call home. This property offers everything you need to

enjoy a tranquil and fulfilling country lifestyle. Don't miss this opportunity to make your dreams a reality in this stunning and serene setting.