

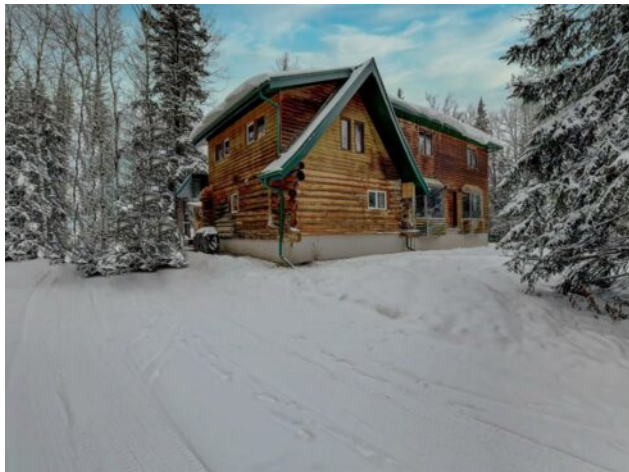


CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

743026 RR 50
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2183517



\$550,000

Division:	Webster		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,108 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	3.36 Acres		
Lot Feat:	Back Yard, Brush, Garden, Many Trees, Private, Secluded, Treed		

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Log, Wood Frame, Wood Siding	Zoning:	CR-4
Foundation:	Wood	Utilities:	Propane
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Natural Woodwork		

Inclusions: N/A

Escape to the serene countryside with this captivating 4-bedroom, 1.5-bathroom log home situated on 3.36 acres in Morgan's Mountain, just off Webster Road. Built in 1980, this 2,114 sq ft property seamlessly combines timeless rustic charm with thoughtful modern upgrades, offering a lifestyle of comfort and tranquility. Step inside to discover a beautifully updated interior that radiates warmth and sophistication. The brand-new kitchen is a showstopper, featuring Alder cabinets, Meganite countertops, stainless steel appliances, and a wine and beverage fridge. The open-concept design flows effortlessly into the inviting living room, where a cozy wood-burning fireplace serves as the heart of the home. Additional interior enhancements include new vinyl plank and carpet flooring throughout, stylish black fixtures, hardware, and trim, a brand-new half bath on the main floor, and an updated 4-piece bathroom upstairs with tiled surrounds. Modernized plumbing and electrical systems, a new furnace with updated ductwork, vents, and hot water tank, and a reverse osmosis system for pure, clean water complete the interior upgrades. The full, undeveloped basement provides endless possibilities to create additional living space tailored to your needs. This property's outdoor amenities are equally impressive, designed to enhance both practicality and leisure. Recent upgrades include a new tin/metal roof along with updated gutters, eaves, soffits, and siding. The expansive yard is framed by mature trees, offering unparalleled privacy and a picturesque setting. Ideal for hobby farming, the property features dog kennels, chicken coops, and sheds for goats. Spend your evenings gathered around the firepit, creating memories with friends and family under the starry sky. This property is more than just a home—it's a retreat that promises a lifestyle of

peace, beauty, and functionality. Whether you're dreaming of rural living, starting a hobby farm, or simply craving more space, this log home delivers it all. Don't miss your chance to own this one-of-a-kind property. Schedule your showing today and experience the charm of Morgan's Mountain firsthand!