

# \$550,000 - 74031 Township Road 704, Rural Grande Prairie No. 1, County of

MLS® #A2223236

**\$550,000**

4 Bedroom, 2.00 Bathroom, 2,121 sqft  
Residential on 5.00 Acres

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

This 5-acre treed property offers the perfect mix of space, privacy, and versatility. The 2,160 sq ft home features 4 spacious bedrooms, 2 bathrooms (including a primary ensuite), and a beautiful rustic-style addition with pine ceilings, large windows, and a cozy stone gas fireplace. The spacious kitchen , and the layout is ideal for families or those who love to host. Step through the French doors onto the deck—perfect for watching wildlife, enjoying peaceful sunsets, or cheering on the kids doing loops on their quads. Outside, you’ll find an oversized fenced garden , rock landscaping, flower beds, and even a real train car—great for storage or a creative project space! The property has 2 sheds, and CR-5 zoning, offering endless potential for a home business or hobby farm. With a strong well and an advanced 4-tier septic system that even helps water the trees, this acreage is green, well cared for, and ready for its next chapter.



Built in 2008

## Essential Information

MLS® #	A2223236
Price	\$550,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	2,121
Acres	5.00
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### **Community Information**

Address	74031 Township Road 704
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5G5

### **Amenities**

Parking	Parking Pad
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	22
Zoning	CR5

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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