

# **\$1,150,000 - 45063a 734 Township, Rural Grande Prairie No. 1, County of**

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MLS® #A2198813

**\$1,150,000**

5 Bedroom, 2.00 Bathroom, 1,395 sqft  
Residential on 56.67 Acres

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

Welcome to Kleskun Springs North, this horse enthusiast's haven is sitting on 56.67 acres of pristine countryside. This property offers full flexibility, with an approved subdivision plan, dividing the land into three parcels: 22.95-acre plot featuring a charming home, plus two additional lots of 15.65 acres and 18.06 acres, respectively. Nestled at the end of a tranquil dead-end road, this property boasts a home with a mother-in-law suite. Offering three bedrooms and one full bath upstairs, and two bedrooms and one bath in the suite below. Updates include a new roof, septic tank, and pumps, along with a HE furnace, a large hot water tank, paint, and a newer washer/dryer. The benefits don't end there—services for another home are already in place, presenting the opportunity for further development, this property holds promise for both personal enjoyment and investment potential. This property is uniquely enriched with numerous year-round artesian water springs. These springs, under natural pressure, effortlessly bring water to the surface, eliminating the need for pumping. This feature not only adds to the allure but also ensures a continuous water supply ideal for sustainable living, agricultural use, or recreational activities. On this property, you will also find a professional international-sized soccer pitch measuring 120 yards by 80 yards, complete with



professional-style full-size goals. Perfect for sports enthusiasts, this pitch is maintained in pristine condition, thanks to the plentiful water supply that ensures lush, green turf all year round. Donâ€™t miss the chance to own this unique sporting haven where you can play, train, or host events in an idyllic setting. Don't miss your chance to own a slice of paradise in Kleskun Springs North. Seize this rare opportunity to craft your ideal lifestyle amidst breathtaking natural beauty. Wanting more land? Immediately next door, there is an additional 22.41 acres (Kleskun Springs East), 112.28 acres with a home (Kleskun Springs South) and another 27.09-acre parcel (Kleskun Springs West), also for sale and could be offered all together at a discounted rate.

Built in 1985

**Essential Information**

MLS® #	A2198813
Price	\$1,150,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,395
Acres	56.67
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	45063a 734 Township
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of

Province	Alberta
Postal Code	T0H3C0

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Pasture, See Remarks, Farm
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	March 3rd, 2025
Days on Market	72
Zoning	AG

### Listing Details

Listing Office	Real Broker
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