

# \$479,900 - A & B, 740081 43 Range, Rural Grande Prairie No. 1, County of

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MLS® #A2211017

**\$479,900**

3 Bedroom, 1.00 Bathroom, 952 sqft  
Residential on 2.99 Acres

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

Set on 2.99 private acres with stunning views of the Peace Country, this beautifully upgraded property features two residences—ideal for multi-generational living or rental income. The main home has been fully renovated with a new roof, windows, doors, trim, paint, appliances, and more, offering 3 bedrooms, 1 bathroom, a cozy living room, and a functional kitchen. It also includes two detached garages: an 18x24 heated workshop with concrete floor, plumbing, and power (built in 2022), and a 24x24 garage with wood flooring, power, and a roll-up door (built in 2023). The second residence, a 600 sq ft red cottage currently rented for \$1,250/month, offers excellent flexibility for income or extended family. Additional highlights include two sheds, a power transfer switch for generator backup, excellent well water, a septic holding tank, steel pile foundation, and full fencing. A fantastic rural setup just waiting to be enjoyed—book your showing today!

Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2211017  |
| Price     | \$479,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                                      |
|----------------|--------------------------------------|
| Full Baths     | 1                                    |
| Square Footage | 952                                  |
| Acres          | 2.99                                 |
| Year Built     | 1979                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | A & B, 740081 43 Range                |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T0H3C0                                |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 432                    |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | None        |
| Basement          | None        |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Lot Description   | See Remarks  |
| Roof              | Metal        |
| Construction      | See Remarks  |
| Foundation        | Piling(s)    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 31               |
| Zoning         | CR5              |

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

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