

# \$799,900 - #2, 50027 Township Road 744, Rural Grande Prairie No. 1, County of

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MLS® #A2263531

**\$799,900**

5 Bedroom, 3.00 Bathroom, 1,669 sqft  
Residential on 10.50 Acres

Hillside Estates, Rural Grande Prairie No. 1,  
County of, Alberta

Nature, Privacy & Community – All in One Property. Tucked away in the welcoming community of Webster, just north of Sexsmith, this 10.5-acre retreat offers the best of both worlds – seclusion and connection. Surrounded by 80% trees, this beautifully landscaped acreage is home to a fully developed 1,669 sq.ft. bungalow that’s truly move-in ready.

Step inside to find a bright, open layout with 3 bedrooms on the main floor, including a spacious primary suite featuring a walk-in closet, ensuite, and direct access to the back deck and hot tub – the perfect place to unwind in the evening. Downstairs, discover 2 more generous bedrooms, a theatre room, a large home gym, and a 3rd full bathroom, along with a separate basement entrance for added flexibility.

Outside, enjoy a long private driveway finished with an electric gate, lush landscaping, and a kids’ treehouse tucked among the trees. Whether you’re raising a family, working from home, or simply craving privacy and peaceful country living, this property is the perfect balance of comfort, nature, and community and has been so well looked after with only ever 2 owners. There’s also an abundance of crown land just down the road for trail riding, horses, ATVs or hunting. There’s also 30 amp RV hook ups as well



as a sewer dump for RV. This one does not disappoint!

Built in 2006

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2263531                         |
| Price          | \$799,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,669                            |
| Acres          | 10.50                            |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | #2, 50027 Township Road 744           |
| Subdivision | Hillside Estates                      |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T0H 3C0                               |

**Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                        |
| Appliances        | Dishwasher, Freezer, Gas Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |

|              |                                |
|--------------|--------------------------------|
| Fireplaces   | Gas, Living Room               |
| Has Basement | Yes                            |
| Basement     | Finished, Full, Exterior Entry |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard, Fire Pit, Private Entrance      |
| Lot Description   | Back Yard, Front Yard, Landscaped, Many Trees |
| Roof              | Asphalt                                       |
| Construction      | Vinyl Siding                                  |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 2                 |
| Zoning         | CR4               |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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