



**104062 A TWP RD 722 , Rural Grande Prairie No. 1, County of, Alberta -
\$615,000**



Main Photo

Property Description

Charming Updated Bungalow on 5.96 Acres – Just 5 km from Beaverlodge!

This beautiful 1,516 sq ft bungalow offers peaceful country living with modern upgrades on nearly 6 private acres. Featuring 3 bedrooms, a full bathroom with a jetted tub, and main-floor laundry, this home combines comfort and functionality.

The renovated 2017 kitchen features granite countertops, stainless steel appliances, custom cabinetry,



and a stylish backsplash. The bright dining room includes large garden doors that open onto the deck, perfect for enjoying the outdoors.

Additional highlights include a cozy wood-burning fireplace, newer laminate and vinyl plank flooring, carpeted bedrooms, and large triple-pane tinted windows throughout that bring in abundant natural light. Major updates include a high-efficiency furnace, central A/C, hot water tank, and a premium \$20,000 water treatment system.

Outside, the property impresses with a roundabout driveway, expansive decks, a heated double attached garage, RV hookups, and powered outbuildings for hobbies and storage—including a greenhouse, a 100-year-old shed, wood sheds, and a designated campsite area. The landscaped yard boasts raised garden beds, ornamental and fruit trees, a fire pit area, and an invisible dog fence. Exterior updates include new shingles, windows, and doors.

Zoned CR-5—ideal for hobby farming, a small business, or serene rural living. Move-in ready and loaded with extras!

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