MY Lifestyle AGENTS

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9, 742078 RR 52
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2317312

$1,749,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,615 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	4	**Baths:**	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Side,		
Lot Size:	55.98 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Farm, Front Yard, Fruit Tre		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	**Water:**	Well
Floors:	Vinyl Plank	**Sewer:**	Pump
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	15-74-5-W6
Exterior:	Vinyl Siding	**Zoning:**	AG
Foundation:	Slab	**Utilities:**	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Steam Room, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All gates and fencing, livestock shelters, shed, 2 chicken coops, green house, raised garden beds, back up generator

Set on 55.98 acres just 5 minutes from Sexsmith, this exceptional property offers a rare combination of luxury living, agricultural functionality, and commercial-grade infrastructure. Designed for those who value space, privacy, and versatility, the property seamlessly blends modern comfort with the freedom of acreage living. The custom-built Blackrock bungalow showcases quality craftsmanship throughout, featuring soaring 16-foot vaulted ceilings, soapstone countertops, and in-floor heat. The stunning floor-to-ceiling rock fireplace anchors the main living area, creating a warm and inviting space to gather. A spacious loft overlooks the home below, offering the perfect space for a home office, reading area, or additional family room. Offering 4 bedrooms and 3 full bathrooms, including two private ensuites, the home was thoughtfully designed for both everyday living and entertaining. The primary suite features a steam shower, jacuzzi tub, and direct access to the beautiful 3-season screened room. Accessible from both the primary bedroom and dining area, this space extends the living experience outdoors and is ideal for morning coffee, hosting guests, or relaxing in a sheltered setting surrounded by nature. Additional comfort and convenience features include a double oversized heated attached garage, two soundproofed bedrooms, widened doorways for wheelchair accessibility, central air conditioning, and a backup generator for peace of mind. Outside, approximately 30 acres of hay field, five fenced pastures, livestock facilities, horse shelters, chicken coops, a greenhouse, raised garden beds, and beautifully landscaped outdoor spaces create a turnkey rural setup. A large gravel yard beside the shop provides ample space for heavy equipment, trailers, and agricultural operations. The impressive 40' x 60' heated shop is fully equipped with in-floor heat, backup overhead

heat, a kitchen, bathroom, oversized overhead doors, RV hookups, and excellent functionality for business, storage, or mechanical use. Whether you're looking for a family acreage, working farm, equestrian property, or a place to run your business from home, this is a rare opportunity that truly delivers it all. These kinds of properties do not come available often. Adjoining 10.5 acre CR-5 zoned parcel with a 40' x 60' shop available for purchase as a package.

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