

742067 RGE RD 54  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2286006



## \$850,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,593 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	31.11 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	16-75-5-W6
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to this incredible 31.11 acre farm in the desirable Webster area, zoned AG and perfectly set up for country living and livestock. The property features a 30'x40' heated shop complete with a large lean-to on the side and a barn attached at the back, offering excellent functionality for equipment, storage, or animals. The fully renovated 6-bedroom, 2 full bathroom home provides plenty of space for a growing family, and the durable tin roof adds long-term peace of mind. The land is fenced and cross-fenced with a cattle waterer already in place, making this property turnkey and ready for your livestock from day one. Whether you're looking to expand your operation or enjoy rural living with room to roam, this farm delivers the space, setup, and versatility you've been searching for. Contact a Real Estate Agent to get your viewing in before it's gone!