

# \$400,000 - 10, 50027 Township Road 744, Rural Grande Prairie No. 1, County of

MLS® #A2218840

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 3.34 Acres

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

Enjoy the beauty of the countryside with this splendid acreage in the well cared for Hillside Estates subdivision!

The private yard has lots of existing grassed, open space plus trees have been cleared out with the large, nice spruce trees spared, for future yard expansion or to build your dream shop. There are also garden plots for your vegetables & other planting needs.

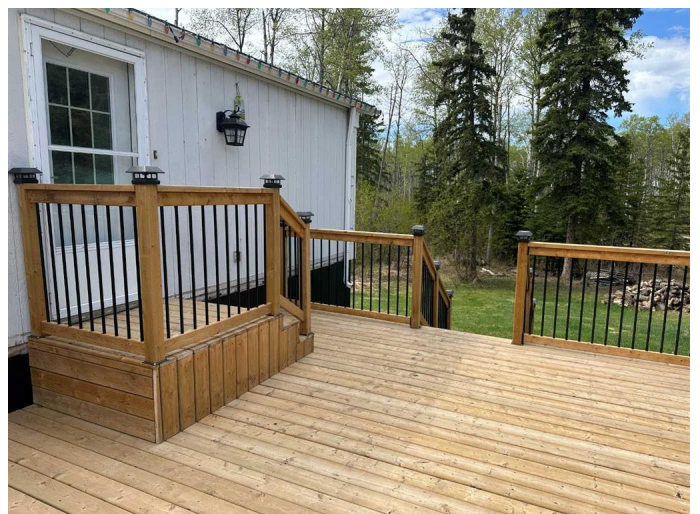
The home is a 3 bedroom, 2 bathroom mobile in an attractive colour scheme, with stainless steel appliances in the kitchen, extra cabinets in the dining room, vaulted ceilings and no carpet throughout.

Primary bedroom has a big ensuite with soaker tub, separate shower & water closet and the main bathroom and other 2 bedrooms are on the opposite end of the home.

The space-saving stacking washer & dryer in the mudroom/utility area by side entry, allows for 2 spots to tuck away & keep organized, all your outdoor gear.

You will be wowed by the absolutely stunning, new, pressure treated 2-tier deck with black metal pickets that can be accessed from all 3 of the home's different sets of doors. It will definitely be a delightful space to entertain friends and family with BBQs and late night visiting sessions or just lazy days enjoying the great outdoors.

The upper level is 16' x 18' and the



lower level is a massive 29' x 16'.

There is lots of space to park as well as there is a detached, 24' x 22' garage with sprayfoam insulation on the 11' high, vaulted ceiling.

There are newer shingles (within last few years), a drilled water well and 4-stage sewer system. Property is zoned CR-4 in the County of Grande Prairie.

10 minute drive to the charming Town of Sexsmith and under 30 minutes to Grande Prairie and all the services you could need.

Just a great all-around property! Contact a REALTOR® today for more information or to book a viewing.

Built in 1996

### Essential Information

MLS® #	A2218840
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	3.34
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	10, 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

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Landscaped, Lawn, Many Trees, Native Plants, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### Additional Information

Date Listed	May 9th, 2025
Days on Market	7
Zoning	CR-4

### Listing Details

Listing Office	Royal LePage - The Realty Group
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