

\$729,900 - 723041 Rr 30, Rural Grande Prairie No. 1, County of

MLS® #A2260158

\$729,900

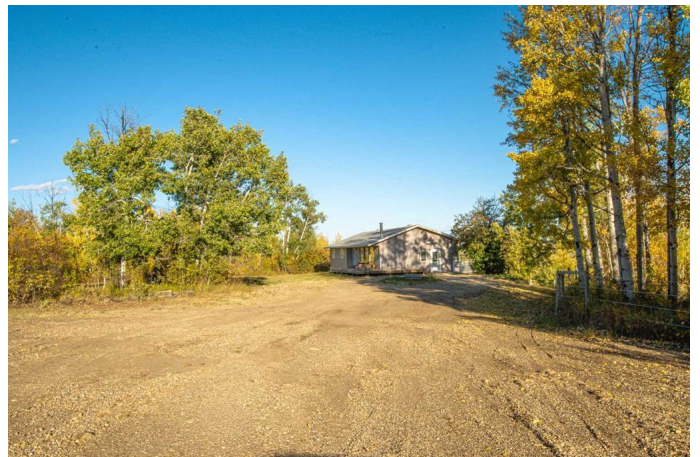
5 Bedroom, 3.00 Bathroom, 1,343 sqft
Residential on 20.07 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

Just 25 minutes from Grande Prairie, perched above the breathtaking Little Smoky River Valley, this 20-acre property is truly a slice of paradise. The charming bungalow with a walk-out basement offers unbeatable views in every direction. Inside, the main floor features a stunning kitchen with updated appliances, a spacious living room anchored by a cozy wood-burning fireplace, and a primary bedroom with private doors that open to serene vistas. The primary also offers access to a large 4-piece ensuite with a soaker tub. An additional bedroom and an office complete the main level. Downstairs, you'll find 2 more bedrooms, a 3-piece bath, laundry room, and a second living area with a gas fireplace, all walking out to your private 20 acres. Step outside to enjoy your morning coffee on the brand-new deck, soaking in the incredible river valley views. The property is fully fenced and ready for livestock. Also featuring a massive insulated shop with concrete floors, absolutely immaculate and ideal for work or storage. This property perfectly blends comfort, functionality, and natural beauty—your own peaceful retreat just minutes from the city. Message your favourite agent today to book a showing!

Built in 1978

Essential Information



MLS® #	A2260158
Price	\$729,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,343
Acres	20.07
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	723041 Rr 30
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0G0

Amenities

Parking	Additional Parking, Drive Through, Driveway, Gravel Driveway, Oversized, Parking Pad, RV Access/Parking, Owned, RV Garage
---------	---

Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Built-In Oven, Dishwasher, Gas Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, Lawn, Many Trees, No Neighbours Behind, Pasture, Private, Treed, Brush, Meadow, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	14
Zoning	CR-5

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.