

**744002A 131 Range Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2169572**



**\$389,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	29.40 Acres		
<b>Lot Feat:</b>	Beach, Lake, Landscaped, Many Trees, Native Plants, Pasture		

<b>Heating:</b>	Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	26-74-13-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block, Combination	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings		

**Inclusions:** Fridge, stove, washer, dryer, power lift, all outbuildings.

This stunning lakefront property spans 29.40 acres, offering your very own personal paradise on Ray Lake. Situated just 1 km off the pavement, this private oasis features trails ideal for ATV riding, horseback riding, cross-country skiing, and birdwatching. Experience breathtaking views from every angle as you wander along the shoreline and immerse yourself in the beauty of nature. The property is equipped with modern amenities, including power, a high-producing drilled water well, a septic system, and propane. It is partially fenced and suitable for animals, including a spacious pasture area. You'll also find solid outbuildings with power, as well as a power lift in the workshop. The cottage, with 1,440 square feet of living space, boasts fabulous views from every window. It features three bedrooms, two bathrooms, and high vaulted ceilings that create an airy atmosphere. The spacious kitchen flows seamlessly into a cozy living room and sunroom, which is enhanced by a wood-burning stove, with the added convenience of forced air heating when needed. Additionally, there's a porch for extra storage. This beautiful property is conveniently located just 25 minutes from Beaverlodge and 40 minutes from Dawson Creek, within the vibrant community of Demmitt and close to the community hall. It serves as a perfect home for remote workers, offering excellent internet connectivity, or as a great recreational property to escape the hustle and bustle on weekends. The well-maintained trails throughout the property provide a peaceful setting for leisurely walks in nature, and this property also presents fantastic recreational opportunities, with outdoor activities available in every direction.