

**723009 30 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2189942**



**\$1,200,000**

<b>Division:</b>	NONE	
<b>Cur. Use:</b>	-	
<b>Style:</b>	-	
<b>Size:</b>	0 sq.ft.	<b>Age:</b> -
<b>Beds:</b>	-	<b>Baths:</b> -
<b>Garage:</b>	-	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Bezanson
<b>Basement:</b>	-	<b>LLD:</b>	19-72-2-W6
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Mixed

Welcome to Your Private Slice of Paradise! This remarkable 94.12-acre property is the perfect blend of opportunity and natural beauty, offering endless potential for outdoor enthusiasts, hunters, equestrians, small-scale farming, or entrepreneurial ventures. Ideally located just 0.5 km off Highway 43 and only 20 minutes east of Grande Prairie, this breathtaking estate is nestled along the serene Smoky River and is zoned AG for maximum flexibility. The property features a fully operational and certified 3,200 sq. ft. shop, thoughtfully designed and divided into three functional sections. The packing room, equipped with heated floors and a full bathroom, measures 40 feet long by 30 feet wide and includes an 18-foot by 10-foot overhead door. The main shop is an expansive 50 feet long by 40 feet wide with a 16-foot by 16-foot overhead door, while the heat room offers additional workspace at 12 feet wide by 30 feet long, with two 8-foot by 10-foot overhead doors. Above the shop, a beautifully designed 1,200 sq. ft. mezzanine offers convenient living space, including two bedrooms, a full kitchen, a bathroom, and a storage room. Step outside onto the 400 sq. ft. balcony, perfect for enjoying warm summer evenings and stunning views. The 1,392 sq. ft. home has been tastefully updated to ensure modern comfort and functionality. The main floor boasts three generously sized bedrooms and a remodeled kitchen (completed in 2017), while the fully finished basement adds three additional bedrooms, a cozy family room, a full bathroom, a laundry room, and ample storage. Additional upgrades to the home include a durable metal roof, a new furnace, an air conditioning unit for warm summer nights, and an updated hot water tank. The land itself is a haven for outdoor and farming enthusiasts. One acre is fenced and ready for horses, while 13.5 acres of hayland can easily be converted into

livestock pasture. Beyond the cleared areas, approximately 80 acres of mature trees and pristine riverbank access offer countless opportunities for outdoor adventures, from hunting to exploring the endless trails along the Smoky River. Practicality meets convenience with a well drilled in 2014 that reaches 800 feet deep, producing 10 gallons per minute of exceptionally clean water. The shop was built in 2017, with the mezzanine completed in 2021, ensuring modern and reliable facilities throughout. This unique property combines natural beauty, versatility, and location to offer something truly special. Whether you're looking for a serene retreat, a lifestyle property, or a business opportunity, this rare gem delivers. Schedule your private viewing today and start imagining the possibilities.