

**33, 50027 TWP RD 744**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2281764**



## \$639,900

<b>Division:</b>	Hillside Estates		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,722 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	5.57 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	No Smoking Home

<b>Water:</b>	Well
<b>Sewer:</b>	Septic Field
<b>Condo Fee:</b>	-
<b>LLD:</b>	24-74-5-W6
<b>Zoning:</b>	CR-4
<b>Utilities:</b>	-

**Inclusions:** Shed north of house, shed east of shop, garden boxes, firepit, bench in shop

Welcome to your private slice of paradise in sought-after Hillside Estates! Nestled on 5.57 beautifully treed acres fully fenced with a gate. This stunning 3 bedroom, 2 bathroom acreage offers the perfect blend of peaceful country living and everyday comfort. From the moment you arrive, you'll appreciate the space, privacy, and pride of ownership this property offers. Inside, the home features a warm and inviting layout designed for both family living and entertaining. The bright and spacious main living area is filled with natural light and offers picturesque views of the surrounding landscape. The kitchen provides ample cabinetry and workspace, making meal prep and gatherings effortless. The primary bedroom is a relaxing retreat complete with generous space and convenient access to a full bath. Two additional bedrooms offer flexibility for family, guests, or a home office. One of the standout features of this home is the second living area — a perfect bonus space for kids, a media room, games area, or even a quiet reading lounge. It creates the ideal separation of space while keeping everyone connected. Step outside and fall in love with the lifestyle this property provides. With 5.57 acres, there's room to roam, build memories, and enjoy the outdoors year-round. Whether you envision a garden, hobby farm potential, or simply wide-open space for the kids to explore, this property delivers. And then there's the shop — everyone's dream! Whether you're a mechanic, woodworker, hobbyist, or simply need extra storage for toys and equipment, this impressive shop offers endless possibilities. It's the ultimate workspace and a rare find that truly sets this acreage apart. Located in the desirable Hillside Estates community, you'll enjoy the tranquility of country living while still being within convenient distance to nearby

amenities. If you've been searching for space, privacy, and the perfect shop — this is the one. Acreage living starts here!