

\$424,900 - 17-25039 Township Road 722, Rural Grande Prairie No. 1, County of

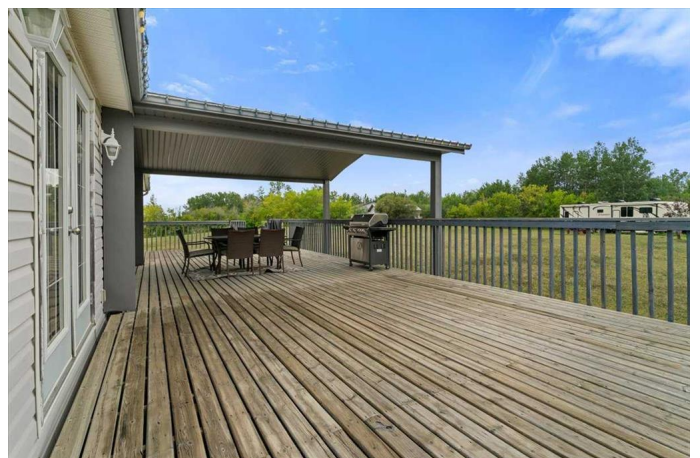
MLS® #A2247335

\$424,900

3 Bedroom, 2.00 Bathroom, 1,499 sqft
Residential on 3.52 Acres

Rio Bend Estates., Rural Grande Prairie No. 1,
County of, Alberta

Offering an excellent opportunity to step into acreage ownership! Welcome to the family friendly subdivision of Rio Bend Estates, located just 5 minutes from the quaint community of Bezanson and within 30 minutes to Grande Prairie. A short atv ride and you have access to your extended outdoor oasis via crown land that takes you on an adventure to the beautiful Smoky River valley! Upon approaching your 3.52 acres, you will notice an inviting landscape of grassy areas, trees and a private fire pit area offering a peaceful setting. Inside you will be welcomed by a large open floor concept with loads of natural light offering a bright and airy aesthetic including updated vinyl plank flooring. The heart of the home is complete with a pantry, updated appliances easy flow into the living room. Off the main entrance which houses your laundry and utilities you have your primary bedroom featuring large walk in closet and 4 piece ensuite. Additionally you have another room you can utilize for storage, a small office space or whatever you like! Making your way to the opposite end of the home you will find another entrance with a second, massive covered deck, a large coat closet for additional storage, two more bedrooms and a second 4 piece bathroom. This property is truly one you will want to view. This property offers many areas and opportunity to expand on what is there by



building your future garage, and/or a place to build your dream home down the road. Book your viewing and get started building your dream life out in the country, today!

Built in 2005

Essential Information

MLS® #	A2247335
Price	\$424,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,499
Acres	3.52
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	17-25039 Township Road 722
Subdivision	Rio Bend Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0G0

Amenities

Parking	RV Access/Parking, Gravel Driveway
---------	------------------------------------

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 9th, 2025
Days on Market	16
Zoning	CR-4

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.