

# \$2,956,500 - 50010 733a Township, Rural Grande Prairie No. 1, County of

MLS® #A2188454

**\$2,956,500**

4 Bedroom, 2.00 Bathroom, 1,812 sqft  
Residential on 218.45 Acres

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

Investors looking to expand your portfolio?  
218.45 acres of breathtaking landscape, just a short 20-25 minute drive northeast of Grande Prairie. With two existings homes this land offers the potential for additional acreages and future homes. The first home is a 1813 sqft, 4-bedroom bungalow, with over \$100,000 worth of upgrades, including vinyl plank flooring and paint finishes. The second residence is a 1395 sqft, 5-bedroom bungalow, complete with a basement suite, offering versatility and comfort. Nature thrives here, with natural wildlife ponds attracting a rich diversity of bird species making it a haven for birdwatchers. Notably, the land has already been subdivided into four lots presenting opportunities for development and investment. Additionally, subdivision plans have been approved for further expansion, with an eye on breaking up an additional 15.65 and 18.06 acres for future revenue potential. What sets Kleskun Springs apart is its unique enrichment by numerous year-round artesian water springs. These springs, operating under natural pressure, effortlessly bring water to the surface, obviating the need for pumping. This feature not only adds to the property's allure but also ensures a continuous water supply ideal for sustainable living, agricultural use, or recreational activities. Moreover, the property includes water ponds eligible for redesign and



reconstruction through the Alberta Government Wetland Replacement Program at no cost. This exceptional opportunity allows for the potential enhancement and customization of water features to suit personal or recreational needs. Don't miss out on this rare opportunity to own a slice of paradise that seamlessly blends luxury, sustainability, and natural beauty. Whether you're seeking a peaceful retreat or a canvas for your visionary projects, Kleskun Springs stands ready to welcome you.

Built in 1979

**Essential Information**

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2188454                             |
| Price          | \$2,956,500                          |
| Bedrooms       | 4                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,812                                |
| Acres          | 218.45                               |
| Year Built     | 1979                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 50010 733a Township                   |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T0H3C0                                |

**Amenities**

|           |  |
|-----------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking   | Off Street                                   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Jetted Tub, Laminate Counters, Soaking Tub |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer           |
| Heating           | Forced Air   |
| Cooling           | None   |
| Basement          | None   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Front Yard, Creek/River/Stream/Pond, Few Trees, Lake, Pasture, Seasonal Water, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Piling(s)  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 148                |
| Zoning         | AG & CR-5          |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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