

\$599,900 - 72174 Rr 13, DeBolt

MLS® #A2185667

\$599,900

5 Bedroom, 3.00 Bathroom, 1,677 sqft
Residential on 10.23 Acres

NONE, DeBolt, Alberta

Looking for a little more space but donâ€™t want to drive miles and miles of gravel to get out of town? Check out this beautiful 10 acres 35 minutes east of Grande Prairie in the DeBolt area. Set back a mile from the highway but with pavement right to your driveway, you are sure to fall in love from the moment you drive up. The home and yard show magnificently with beautiful lawns, trees surrounding the home, and fresh exterior updates to the house including newer siding and shingles. Inside the home the main level features a bright and open living room and dining area, with access to the huge wrap-around deck, making it the perfect house for entertaining. Just off this area is the kitchen with plenty of storage and prep space. Down the hall are two bathrooms and three bedrooms including the massive primary bedroom. The basement is finished with a large entry area, a third full bathroom, 2 bedrooms, and a large rec area. And if that is not enough, there is a full second kitchen that can be used as the perfect summer kitchen for canning or you can have a friend or relative live with you and have their own space! Outside there is a carport area under the deck as well as the insulated and boarded 40x60 archrib shop. There is also a garden shed, chicken coop/dog house, woodshed, and a beautiful greenhouse. With a gorgeous, private rear yard surrounded by trees, you will be spending lots of summer days outside in the garden, playing around with the kids, or



enjoying the evening by the firepit. There is also a second driveway off pavement providing an excellent opportunity to run your business off the north side of the property without it interfering with your personal yard. Be sure to check out this beautiful property before it's gone. Call your favorite Real Estate Professional to book a viewing today!

Built in 1963

Essential Information

MLS® #	A2185667
Price	\$599,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,677
Acres	10.23
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	72174 Rr 13
Subdivision	NONE
City	DeBolt
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1B0

Amenities

Parking	Carport, Driveway
---------	-------------------

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Chandelier
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Dock, Fire Pit
Lot Description	Garden, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	January 8th, 2025
Days on Market	112
Zoning	A-1

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

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