

\$525,000 - 5537 Highway 677, Rural Saddle Hills County

MLS® #A2194174

\$525,000

3 Bedroom, 1.00 Bathroom, 1,182 sqft
Residential on 14.80 Acres

NONE, Rural Saddle Hills County, Alberta

This charming bungalow-style home is nestled on a 14.8-acre property, offering a peaceful retreat just 35-40 minutes from Grande Prairie AND on municipal water! Additionally, the property is conveniently located near a golf course, providing an opportunity for leisurely outdoor activities just a short distance away. This well-maintained home features three comfortable bedrooms and a spacious bathroom. The main floor is complete with convenient main floor laundry ensuring easy day-to-day living. Extensive renovations throughout the home have brought modern finishes and thoughtful design, including a beautiful kitchen with a sleek backsplash and modern countertops. The large window in the dining area provides an abundance of natural light and offers a view of the surrounding yard, making it the perfect spot to enjoy your morning coffee or keep an eye on outdoor activities. Outside there is plenty of room to explore and create your dream outdoor space. The property is also surrounded by farmland, adding to the sense of privacy and offering unobstructed views of the surrounding countryside. A large firepit area is perfect for family gatherings or entertaining friends, while a few mature trees provide a natural barrier. In addition to the main home, the property is equipped with two functional outbuildings, ideal for storage or various hobbies, as well as a large, heated shop. The shop offers plenty of space for all your projects, whether for work or leisure, and the heated feature ensures that



you can use it year-round, regardless of the season. MOVE-IN READY! This home has been redone from top to bottom so you can live a hassle-free life! This home provides an excellent opportunity for country living, all while being just a short drive from Grande Prairie's services and amenities and within easy reach of a local golf course.

Built in 1966

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2194174 |
| Price | \$525,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,182 |
| Acres | 14.80 |
| Year Built | 1966 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 5537 Highway 677 |
| Subdivision | NONE |
| City | Rural Saddle Hills County |
| County | Saddle Hills County |
| Province | Alberta |
| Postal Code | T0H 3V0 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 10 |
| Parking | Heated Garage, Triple Garage Detached |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), See Remarks |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Fire Pit, Other, Storage |
| Lot Description | Back Yard, Few Trees |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 12th, 2025 |
| Days on Market | 55 |
| Zoning | Ag |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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