

\$1,150,000 - 45063a 734 Township, Rural Grande Prairie No. 1, County of

MLS® #A2198813

\$1,150,000

5 Bedroom, 2.00 Bathroom, 1,395 sqft
Residential on 56.67 Acres

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

Welcome to Kleskun Springs North, this horse enthusiast's haven is sitting on 56.67 acres of pristine countryside. This property offers full flexibility, with an approved subdivision plan, dividing the land into three parcels: 22.95-acre plot featuring a charming home, plus two additional lots of 15.65 acres and 18.06 acres, respectively. Nestled at the end of a tranquil dead-end road, this property boasts a home with a mother-in-law suite. Offering three bedrooms and one full bath upstairs, and two bedrooms and one bath in the suite below. Updates include a new roof, septic tank, and pumps, along with a HE furnace, a large hot water tank, paint, and a newer washer/dryer. The benefits don't end there—services for another home are already in place, presenting the opportunity for further development, this property holds promise for both personal enjoyment and investment potential. This property is uniquely enriched with numerous year-round artesian water springs. These springs, under natural pressure, effortlessly bring water to the surface, eliminating the need for pumping. This feature not only adds to the allure but also ensures a continuous water supply ideal for sustainable living, agricultural use, or recreational activities. On this property, you will also find a professional international-sized soccer pitch measuring 120 yards by 80 yards, complete with



professional-style full-size goals. Perfect for sports enthusiasts, this pitch is maintained in pristine condition, thanks to the plentiful water supply that ensures lush, green turf all year round. Don't miss the chance to own this unique sporting haven where you can play, train, or host events in an idyllic setting. Don't miss your chance to own a slice of paradise in Kleskun Springs North. Seize this rare opportunity to craft your ideal lifestyle amidst breathtaking natural beauty. Wanting more land? Immediately next door, there is an additional 22.41 acres (Kleskun Springs East), 112.28 acres with a home (Kleskun Springs South) and another 27.09-acre parcel (Kleskun Springs West), also for sale and could be offered all together at a discounted rate.

Built in 1985

Essential Information

MLS® #	A2198813
Price	\$1,150,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,395
Acres	56.67
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	45063a 734 Township
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of

Province Alberta
Postal Code T0H3C0

Amenities

Parking Spaces 4
Parking Off Street

Interior

Interior Features See Remarks
Appliances Refrigerator, Stove(s), Washer/Dryer
Heating Forced Air
Cooling None
Has Basement Yes
Basement Finished, Full, Suite

Exterior

Exterior Features Garden, Other, Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, Garden, Pasture, See Remarks, Farm
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Wood

Additional Information

Date Listed March 3rd, 2025
Days on Market 44
Zoning AG

Listing Details

Listing Office Real Broker

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.