

**743026 RR 50**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2179451**



**\$549,900**

<b>Division:</b>	Webster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,114 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	3.36 Acres		
<b>Lot Feat:</b>	Brush, Garden, Many Trees, Treed		

<b>Heating:</b>	Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Log, Wood Frame, Wood Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		

**Inclusions:** Shed x2

Charming 4-Bedroom Log Home on Over 3 Acres in Morgan's Mountain Discover the perfect blend of rustic charm and modern convenience in this stunning 1980 log-style home, nestled on 3+ acres of serene countryside in Morgan's Mountain, east on Webster Road. Spanning 2,114 sq ft, this home offers 4 bedrooms, 1.5 bathrooms, and a full undeveloped basement, ready for your creative touch. Interior Highlights This home boasts a brand-new kitchen featuring Alder cabinets, Meganite countertops, stainless steel appliances, and a wine/drink fridge. The open-concept layout flows seamlessly into the living room, complete with a cozy wood-burning fireplace. Recent updates include: New vinyl plank and carpet flooring throughout Stylish black fixtures, hardware, and trim A brand-new half bath on the main level A beautifully updated 4-piece bathroom upstairs with tiled surrounds New plumbing and electrical systems New furnace, ductwork, vents, and hot water tank Reverse osmosis system for pristine water Exterior Features This property has been thoughtfully upgraded with: A brand-new tin/metal roof Updated gutters, eaves, soffits, and exterior siding The property is perfect for hobby farming, offering dog kennels, chicken coops, and sheds for goats, all surrounded by mature trees that provide privacy and a peaceful retreat. The expansive yard is ideal for evening fires and entertaining friends and family. This property is more than a house—it's a lifestyle. Don't miss the opportunity to make it yours. Book your private viewing today and experience the beauty and tranquility for yourself!