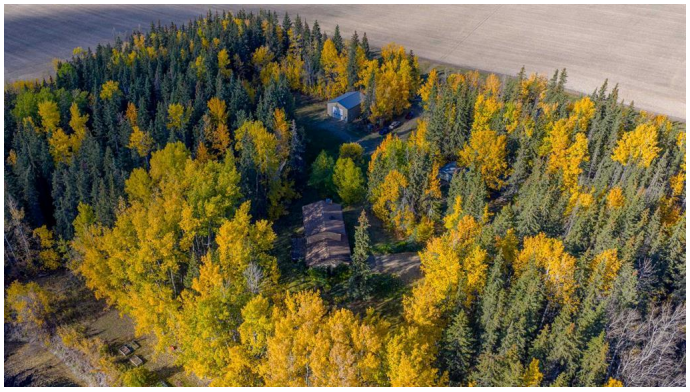
$449,900 - 770050 Hwy 733, Wanham

MLS® #A2263711

$449,900
6 Bedroom, 3.00 Bathroom, 2,304 sqft
Residential on 12.90 Acres

NONE, Wanham, Alberta



Experience the peace and privacy of true country living on this beautiful 12.9-acre treed property just south of Wanham and only 49 minutes from Grande Prairie. This 2,300 sq ft custom two-storey home offers 6 bedrooms and 2.5 bathrooms, featuring a bright, spacious kitchen and dining area, large living room, convenient main-floor laundry, and an unfinished basement ready to make your own. The unique floor plan has 5 bedrooms upstairs, perfect for large families or those who love extra space. Enjoy the convenience of an attached double heated garage plus a 30â€™x40â€™ heated shop for all your projects or equipment. The private yard is hidden from the road and surrounded by trees, offering a peaceful retreat with no nearby neighborsâ€”the closest home is over half a mile away. Two dugouts, including one for fresh rain-fed drinking water, a garden area, and open land suitable for animals complete this ideal acreage setup. A second older manufactured home on the property provides great potential for a guest house or rental after updates. This property offers the perfect northern Alberta lifestyleâ€”quiet, private, and surrounded by nature. Click on the brochure link for additional info or ask your agent for one!

Built in 1983

Essential Information

MLS® #	A2263711
Price	$449,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,304
Acres	12.90
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	770050 Hwy 733
Subdivision	NONE
City	Wanham
County	Birch Hills County
Province	Alberta
Postal Code	T0H3P0

Amenities

Parking Spaces	20
Parking	Double Garage Attached, Additional Parking, Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, RV Access/Parking, Triple Garage Detached
# of Garages	5

Interior

Interior Features	Laminate Counters, No Smoking Home, Bookcases, Built-in Features
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard

Lot Description	Treed, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 10th, 2025
Zoning	cr

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals

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