

\$399,000 - 735005 Range Road 114, Hythe

MLS® #A2207335

\$399,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 11.73 Acres

NONE, Hythe, Alberta

Discover this well-maintained acreage property, featuring a 1,520 sqft manufactured home (2016) on 11.73 acres of land—perfect for horses with fenced and cross-fenced paddocks and a livestock waterer. Located just 1 km off the pavement and a short 7-minute drive to Hythe (with all essential amenities), this property offers both privacy and convenience.

The home is in excellent condition, featuring warm earthy tones and a spacious 3-bedroom, 2-bathroom layout. The primary bedroom is generously sized, complete with a 5-piece ensuite and a large walk-in closet. A built-in office area leads into the bright, open-concept living space with vaulted ceilings, creating an inviting atmosphere.

The kitchen boasts rich coffee-brown cabinets, a large island with sink, a pantry, and newer appliances, flowing seamlessly into the sunlit dining area and living room. Two additional well-sized bedrooms feature walk-in closets, and a full bathroom ensures comfort for family and guests. Plus, the home offers ample storage throughout.

Outside, the property is ideal for equestrian enthusiasts, with good pasture, a waterer, and a shelterbelt to the east. The high-producing well and tank-and-mound septic system ensure reliable utilities, while overhead power and propane heating add convenience. Some landscaping opportunities remain, allowing you to personalize the space—yet this property



delivers good value at under \$400K, a rare find in today's market!
Don't miss this chance to own a turn-key acreage with a beautiful home schedule your viewing today!

Built in 2016

Essential Information

| | |
|----------------|---|
| MLS® # | A2207335 |
| Price | \$399,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,520 |
| Acres | 11.73 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Double Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 735005 Range Road 114 |
| Subdivision | NONE |
| City | Hythe |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T0H2C0 |

Amenities

| | |
|---------|--------------------------------|
| Parking | Parking Pad, RV Access/Parking |
|---------|--------------------------------|

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Propane |

| | |
|----------|------|
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Private Yard |
| Lot Description | No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Piling(s) |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | April 7th, 2025 |
| Zoning | CR-5 |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | All Peace Realty Ltd. |
|----------------|-----------------------|

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