

# \$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 landâ€”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 spaceâ€”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's 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
Days on Market	15
Zoning	CR-5

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.