

\$795,000 - 71, 64009 Township Road 704, Rural Grande Prairie No. 1, County of

MLS® #A2098521

\$795,000

3 Bedroom, 2.00 Bathroom, 2,190 sqft
Residential on 3.21 Acres

The Ranch, Rural Grande Prairie No. 1,
County of, Alberta

Welcome to the perfect blend of rustic charm and modern sophistication! Nestled in the tranquility of The Ranch subdivision, this beautiful Rancher offers a serene escape from the hustle and bustle of everyday life. As you step inside, you'll be greeted by the seamless flow of the open concept living, kitchen, dining and flex area. The living room is adorned with a stunning stone natural gas fireplace, complete with a mantle, built-in shelving, and a cozy window seat that invites you to unwind while enjoying the peaceful view of your backyard.

The kitchen is a chef's dream, featuring a massive island with ample storage, granite countertops, a gas stove, and a walk-in pantry equipped with granite counters, pull-out lower shelves, and a convenient prep area. French doors from the dining area lead to a covered and screened-in deck, providing the perfect space for entertaining or simply relaxing in the fresh air.

Discover a versatile flex area that can serve as an office or meet any other additional space needs. Retreat to the primary oasis, a haven boasting its own electric fireplace, a spacious walk-in tiled shower, a large vanity with a charming farm-style sink, and a separate toilet. The ensuite opens to a private screened-in deck with a hot tub, creating a personal hideaway for relaxation. The spacious walk-in



closet also houses a laundry area for added convenience.

Two comfortably sized bedrooms (12' x 12') are located on the opposite side of the house, accompanied by a thoughtfully designed main bathroom featuring two vanities, a tub/shower, a linen closet, and a separate toilet.

The generous heated attached garage provides ample space for a truck, wheelchair ramp making the home wheelchair accessible.

Outside, the property boasts a covered front porch, a deck for warm summer relaxation, trees with irrigation, a shed, and plenty of space for any outdoor activities. Enjoy privacy as the property backs onto a wooded area.

Don't miss the chance to make this exceptional property your home. Call now and book your viewing to experience the unique blend of rustic warmth and modern elegance.

Built in 2019

Essential Information

MLS® #	A2098521
Price	\$795,000
Sold Price	\$785,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,190
Acres	3.21
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	71, 64009 Township Road 704
Subdivision	The Ranch

City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5C3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Gravel Driveway, Off Street, RV Access/Parking

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Built-In Gas Range, Dishwasher, Gas Dryer, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	None
Lot Description	Front Yard, Lawn, Landscaped, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	None

Additional Information

Date Listed	December 22nd, 2023
Date Sold	July 13th, 2024
Days on Market	204
Zoning	CR-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
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