

\$754,900 - 724082 Range Road 54, Rural Grande Prairie No. 1, County of

MLS® #A2103271

\$754,900

6 Bedroom, 4.00 Bathroom, 2,900 sqft
Residential on 3.09 Acres

NONE, Rural Grande Prairie No. 1, County of,
Alberta

This fantastic two-story residence, fully developed and nestled on a sprawling 3.09-acre lot, seamlessly merges the tranquility of country living with the convenience of urban proximity. Located 10 minutes from GP, this custom-built home welcomes you at first glance, featuring a heated triple car attached garage, generously accommodating all your vehicle and storage requirements. Complementing this, is an impressive 34 x 80 heated shop, featuring 12x12 and 12x14 overhead doors, offering endless possibilities for both enthusiasts and entrepreneurs.

The home is well built and with stunning views of the countryside. Spanning over 2900 sq ft, plus a developed walk-out basement, this residence has a lot to offer. Boasting 6 bedrooms and 3 1/2 bathrooms, there is ample space for the entire family. The upper level features a sprawling 670 sq ft bonus room, perfect for a play area or an intimate home theatre.

The heart of this home lies in its kitchen, adorned with solid wood cabinets, modern appliances, a corner pantry, and a substantial island with an inviting eating bar. The adjoining breakfast area, with garden doors leading to the deck, provides an ideal spot to savor your morning coffee amidst serene surroundings. Beautiful hardwood flooring graces the formal



dining room, living room, and office. The spacious living room also boasts a stylish gas fireplace.

The spacious primary suite features a double jacuzzi tub, walk-in shower, dual sinks, and an expansive walk-in closet. Two additional generously proportioned bedrooms and another full bathroom complete this level. Conveniently, the laundry room is strategically positioned on the upper floor.

The walk-out basement offers an expansive family room, complete with a wet bar area and a cozy wood stove, creating an inviting space for both relaxation and entertainment.

Bedrooms 4 and 5, along with another full bathroom, provide ample privacy and comfort for family members or guests. The vast storage room, already plumbed for in-floor heat and equipped for a second laundry set, holds incredible potential for customization.

Designed to invite natural light, the home's large windows create a bright and welcoming ambiance. The upper deck boasts low-maintenance regal railing, while the lower deck, enclosed with windows, sets the stage for delightful summer gatherings. The fully landscaped property includes a garden plot, a chicken coop, and a charming playhouse, ensuring limitless outdoor enjoyment.

Zoned CR-5, this acreage offers the opportunity for a small business, introducing a versatile element to your lifestyle. With county taxes and priced to sell, this property stands as an outstanding investment opportunity.

Welcome to the best of country living !

Built in 2004

Essential Information

MLS® #	A2103271
Price	\$754,900
Sold Price	\$720,000

Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,900
Acres	3.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	724082 Range Road 54
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X6W7

Amenities

Parking	Parking Pad, Triple Garage Attached
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Interior

Interior Features	Breakfast Bar, Built-in Features
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Creek/River/Stream/Pond, Front Yard, Many Trees
Roof	Asphalt Shingle
Construction	Concrete

Foundation Poured Concrete

Additional Information

Date Listed January 23rd, 2024
Date Sold February 6th, 2024
Days on Market 13
Zoning CR-5
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Grande Prairie

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