

\$654,900 - 51026 Twp 712, Rural Grande Prairie No. 1, County of

MLS® #A2116871

\$654,900

4 Bedroom, 4.00 Bathroom, 1,320 sqft
Residential on 3.00 Acres

Arthur Lane, Rural Grande Prairie No. 1,
County of, Alberta

Escape to your own piece of paradise with this charming acreage just a short 5-minute drive east of GP. Nestled among the trees, this tranquil haven offers great privacy and the perfect blend of natural beauty and modern convenience. For outdoor lovers, this location is a dream come true. Explore quad and hiking trails nearby, immersing yourself in the beauty of nature. The home boasts a fantastic floor plan that maximizes space and functionality, offering the perfect setting for comfortable living. The heart of the home has generously sized kitchen with solid birch cabinets & soft close doors, perfect for culinary creations and family gatherings. There is beautiful hardwood flooring and lovely tile on the main floor and nice open living space. The main floor laundry is a dream complete with sink and great cabinets and countertop, plus extra storage area. All bathrooms have amazing tile work done in the shower and are very spacious. There is also a lower level cold room, perfect for even more storage and those gems from your garden you need to preserve! There is central vac as well as lovely in-floor heat in the basement, garage and the entry! The Garage / work shop features tall 11 foot ceilings with 10 foot over head doors, lots of storage and work space, plus a handy half bath for washing up. As well as OSB walls, 220V electric and floor drain. This home has been custom built with



efficiency in mind, including features such as triple glazed windows, the hallways, doors and stairs are wider than code, and the siding is fireproof cement board. The furnace is a high velocity heating system. If you're seeking serenity, space, and the opportunity to embrace an outdoor lifestyle, this property is your answer. Don't miss your chance to make it your own.

Built in 2008

Essential Information

MLS® #	A2116871
Price	\$654,900
Sold Price	\$638,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,320
Acres	3.00
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Sold

Community Information

Address	51026 Twp 712
Subdivision	Arthur Lane
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W0

Amenities

Parking Spaces	8
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Treed
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	March 21st, 2024
Date Sold	August 6th, 2024
Days on Market	138
Zoning	CR 2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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