

\$899,900 - 5 712009 Rge Rd 54, Rural Grande Prairie No. 1, County of

MLS® #A2117861

\$899,900

5 Bedroom, 3.00 Bathroom, 1,742 sqft
Residential on 3.16 Acres

Green Acres, Rural Grande Prairie No. 1,
County of, Alberta

Absolutely stunning fully developed custom bungalow with southern exposure on a picturesque 3.16 acre treed acreage just seconds from town in Green Acres. This is an incredibly rare opportunity to own a beautiful newer home with current décor and modern features on a desirable mature lot with pavement right to the property. Built by Blackrock Homes this attractive bungalow features covered front veranda and Hardie plank siding with stone, cedar shake and timber accents. The inviting home includes air conditioning, tile and vinyl plank flooring, huge windows, floor to ceiling real wood fireplace, Douglas fir tongue and groove ceiling accents, quartz countertops throughout, custom blinds and a beautiful screened in covered deck overlooking gorgeous yard. The main level floorplan offers bright entry, spacious living and dining room, designer kitchen with soft close cabinets to ceiling, walk in pantry, huge quartz island with seating, subway tile backsplash, R/O system and stainless steel appliances including countertop stove and double wall ovens. Main level also includes powder room, main floor laundry room w/ sink and cabinets and two bedrooms (or 1 can be office) including the master with walk in closet and huge 5 piece ensuite featuring double vanities, freestanding tub, and steam shower. The basement is professionally finished with



9ft ceilings, large windows, 3 nice sized bedrooms all with walk-in closets, office / craft / playroom area, large living room, plenty of storage and spacious bathroom with convenient door between double vanity and rest of bathroom. The massive 33x40 garage is an absolute showstopper, it is fully finished and heated and includes separate laundry, ½ bath, h/c taps, 220 power, 30 amp RV plug, excellent lighting, and floor drains. The amazing acreage features enjoyable landscaping with tons of trees, circular driveway, concrete curbing, pond, underground pet fence, loads of parking at house and additional parking at rear of lot (future shop location?), 2 large sheds, greenhouse, paving stone patio and deck with gazebo and built in hot tub. This one of a kind property literally is the full package and doesn't come along often.

Built in 2017

Essential Information

MLS® #	A2117861
Price	\$899,900
Sold Price	\$919,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,742
Acres	3.16
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address 5 712009 Rge Rd 54

Subdivision	Green Acres
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4A7

Amenities

Parking	Heated Garage, Triple Garage Attached
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Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, RV Hookup, Storage
Lot Description	Gazebo, No Neighbours Behind, Landscaped, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	March 29th, 2024
Date Sold	May 24th, 2024
Days on Market	56
Zoning	CR-5
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage - The Realty Group
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