

\$779,900 - 70023b 710 Township, Rural Grande Prairie No. 1, County of

MLS® #A2119624

\$779,900

5 Bedroom, 4.00 Bathroom, 2,562 sqft
Residential on 12.93 Acres

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

Have you been dreaming of the serenity of an acreage without sacrificing the convenience of city amenities? Your search ends here!

Welcome to this stunning 2,562.00 Sq ft bungalow nestled on 13 acres of land, only 7km from town, offering the perfect blend of tranquility and accessibility. With quick access to highways, you can be in town in a matter of minutes! As you arrive at the property, you will be greeted by mature trees and stunning landscaping that will leave you speechless. With pastures for the horses and riding trails, this acreage is perfect for animal lovers. As you step inside this 5-bedroom home you will first be greeted with the spacious and bright entryway with a seamless transition to the rest of the home. On your left, you will find a massive sunken living room and gas fireplace dividing the living room from the office area. Hardwood floors flow throughout the majority of the home and are accented perfectly by the colossal windows and freshly painted walls, giving the home a bright and airy feel. An effortless flow guides you from the entryway to the kitchen with plenty of cabinet space and prep space; with an island, a breakfast bar, all stainless steel appliances, and luxurious granite countertops. The kitchen also features a formal dining room and an additional dining area, making this home incredible for a big family or entertaining guests. Find plenty more



room to enjoy on your oversized deck with access from the dining room, boot room, and master bedroom. Moving downstairs into your fully developed basement, you will find a large game™s/theatre room, and an additional family room, currently used as a gym. You will also find an incredible sauna room, and so much more! The entire basement has been repainted to match the upstairs! The home boasts over 5,000 sqft of living space, and such a unique and beautiful layout makes this home a one-of-a-kind showstopper! Don™t let this gorgeous home pass you by - call Chris today to schedule your showing!

Built in 1994

Essential Information

MLS® #	A2119624
Price	\$779,900
Sold Price	\$752,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,562
Acres	12.93
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	70023b 710 Township
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta

Postal Code T8W5C7

Amenities

Parking Triple Garage Attached

Interior

Interior Features Breakfast Bar, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Sauna, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 3

Fireplaces Basement, Dining Room, Gas, Living Room, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Lighting

Lot Description Garden, Landscaped, See Remarks, Treed

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Wood

Additional Information

Date Listed April 3rd, 2024

Date Sold August 8th, 2024

Days on Market 127

Zoning CR-5

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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