

# **\$775,900 - 29, 51034 Township Road 712, Rural Grande Prairie No. 1, County of**

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MLS® #A2120378

**\$775,900**

4 Bedroom, 3.00 Bathroom, 1,472 sqft  
Residential on 3.00 Acres

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

Prepare to be swept off your feet by this slice of paradise tucked away but close to town! This delightful 1472 sq. ft. home has three bedrooms on the main floor and a beautifully appointed mother-in-law suite downstairs. All of this is nestled within 3 acres of tranquil seclusion. But wait, there's more! Not only do you get a roomy triple heated garage (36 x 28 x 41), but there's also a 26 x 28 workshop, a fully paved driveway, and ample parking. Step into the sun-drenched sunroom or let off steam in the hot tub spa at the end of a long day. The master suite? Pure bliss! With a walk-in closet and a fully renovated ensuite featuring an oversized shower. This fantastic home has been upgraded with new triple pane windows, vinyl, siding and roofing, and a fully renovated kitchen teeming with cabinets and dazzling granite countertops. Fresh flooring and other enhancements are the cherry on top. Downstairs, discover a spacious suite with a 3-piece bathroom and kitchenette, a laundry area, and a generous family room. The property is a securely gated, fenced haven, complete with a corral and a dugout. Craving a rural escape where you can have a horse or quad right out your back door. This stunning home is the answer to your dreams!

Built in 1997



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2120378                         |
| Price          | \$775,900                        |
| Sold Price     | \$765,432                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,472                            |
| Acres          | 3.00                             |
| Year Built     | 1997                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Sold                             |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 29, 51034 Township Road 712           |
| Subdivision | Arthur Lane                           |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X4A2                                |

## Amenities

|                |                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 20                                                                                                                                |
| Parking        | 220 Volt Wiring, Asphalt, Electric Gate, Garage Door Opener, Heated Garage, Oversized, Paved, See Remarks, Triple Garage Attached |

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer          |
| Heating           | Forced Air, Natural Gas                                         |
| Cooling           | None                                                            |
| Fireplace         | Yes                                                             |
| # of Fireplaces   | 2                                                               |
| Fireplaces        | Gas, Wood Burning Stove                                         |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full, Suite                                           |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Fire Pit, Other                                                   |
| Lot Description   | Landscaped, Level, Many Trees, Other, Paved, Private, See Remarks |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding                                                      |
| Foundation        | Poured Concrete                                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2024 |
| Date Sold      | July 31st, 2024 |
| Days on Market | 113             |
| Zoning         | CR-2            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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