

\$1,195,000 - 30, 705033 Road 65 Range, Rural Grande Prairie No. 1, County of

MLS® #A2130883

\$1,195,000

5 Bedroom, 3.00 Bathroom, 1,800 sqft
Residential on 6.85 Acres

Park Meadows, Rural Grande Prairie No. 1,
County of, Alberta

Discover an exclusive private estate nestled within Park Meadows, offering a serene escape on nearly 7 acres, merely minutes away from the heart of town. This estate is graced with city water services and is a testament to privacy and luxury, featuring an electric gated entrance and a meticulously crafted bungalow by Urban Escapes. The residence boasts a walkout basement that opens to a spacious patio designed for lavish gatherings, complemented by 5 expansive bedrooms. The primary suite is a masterpiece of comfort, including a large ensuite bathroom with a soaker tub, an immense glass shower, and a walk-in wardrobe. The heart of the home is a stunning kitchen/living great room, highlighted by custom hickory cabinets from LaFleur Custom Cabinetry, premium granite countertops, and an array of custom finishes. This space is perfect for entertaining, with an eat-up bar, dining area, and a covered BBQ deck, all set against the backdrop of elegant hardwood floors. Comfort is ensured year-round with features including both wood and gas fireplaces, air conditioning, and in-floor heating. The property's exterior showcases professional landscaping with Unistone pathways, hand-set rock works, a stone patio, aggregate walkways, and a meticulously maintained garden, lawn, and trees. Adding to the allure a magnificent 41 x



29 triple garage, 54 x 48 shop with an 11' overhang lean-to off the back, an RV pad, and no rear neighbors, ensuring ultimate privacy. Surrounded by a friendly community and endless recreational opportunities right at your doorstep, this rare find is a unique opportunity to own a piece of paradise.

Built in 2008

Essential Information

MLS® #	A2130883
Price	\$1,195,000
Sold Price	\$1,119,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,800
Acres	6.85
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	30, 705033 Road 65 Range
Subdivision	Park Meadows
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5C6

Amenities

Parking Spaces	20
Parking	Quad or More Detached, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Laminate Counters, No
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	Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, Landscaped, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	September 13th, 2024
Days on Market	121
Zoning	CR-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
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