

\$699,900 - 724008 Range Road 41, Rural Grande Prairie No. 1, County of

MLS® #A2137126

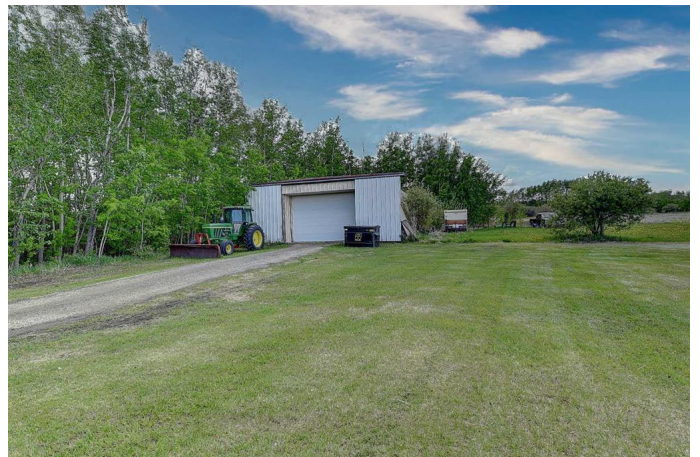
\$699,900

3 Bedroom, 3.00 Bathroom, 1,224 sqft
Residential on 55.92 Acres

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

Charming 3-Bedroom, 3-Bathroom A-FRAME on 55 Secluded Acres with a Heated 40x60 Shop Near Kleskun Hill Natural Area.

Welcome to your dream retreat! Nestled on a sprawling 55-acre private, treed lot, this enchanting 3-bedroom, 3-bathroom cottage-style home is a haven of tranquility and seclusion. This custom home offers modern amenities while embracing the serene beauty of nature. Located right beside the stunning Kleskun Hill Natural Area, you'll find yourself surrounded by breathtaking landscapes and abundant wildlife. Main Level: Open, Airy, and Inviting. Step inside to discover an open-concept main level that boasts cathedral ceilings, creating a sense of grandeur and space. The living area is bathed in natural light, offering picturesque views of the surrounding forest. Enjoy the peace and serenity of your covered deck, perfect for sipping morning coffee or hosting evening gatherings. The main level also features two spacious bedrooms and a full bathroom, making it ideal for family living or accommodating guests. Upstairs: A Luxurious Master Suite and Versatile Loft Ascend to the loft-style bonus area, where you'll find a versatile space perfect for a home office, reading nook, or creative studio. The highlight of the upper level is the expansive master bedroom, a true sanctuary. This master suite



includes two generous walk-in closets and a lavish 4-piece bathroom, ensuring privacy and convenience. The basement is finished and offers a large rec room, perfect for entertaining, fitness, or a cozy family movie night. A full bathroom is also located on this level, allowing you to add your personal touch. Adjacent to the home, the impressive 40x60 detached garage is a standout feature. Insulated with spray foam and equipped with an infrared tube heater, this garage is designed for year-round use. It includes 220v power and double doors, providing security and ample space for vehicles, tools, or recreational equipment. The 55-acre property offers endless possibilities for outdoor activities. Explore the natural beauty of your land, take leisurely walks through the woods, or simply enjoy the peace and solitude of your private oasis. The proximity to Kleskun Hill Natural Area adds an extra layer of adventure, with trails and natural wonders just moments away.

Built in 2013

Essential Information

MLS® #	A2137126
Price	\$699,900
Sold Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,224
Acres	55.92
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	724008 Range Road 41
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0G0

Amenities

Parking	Quad or More Detached
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Interior

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

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, Many Trees, Private
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	July 20th, 2024
Days on Market	50
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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