

\$399,000 - 740011 Range Road 53, Rural Grande Prairie No. 1, County of

MLS® #A2141448

\$399,000

3 Bedroom, 2.00 Bathroom, 1,316 sqft
Residential on 10.11 Acres

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

Welcome to your dream retreat nestled in the heart of nature! This enchanting 1300 sqft home sits on over 10 acres of pristine land, offering the perfect blend of modern comfort and serene country living. Step inside the beautifully designed kitchen, where the charm of blue cabinets and tasteful wallpaper meets the practicality of a windowed sink with a breathtaking view of your expansive property. Imagine preparing meals while watching the seasons change outside, a daily reminder of the beauty that surrounds you. The kitchen seamlessly flows into a bright and airy dining area, where windows on three sides and double glass doors to the deck invite the sunlight to dance across the room. Whether it's a cozy family breakfast or an evening gathering with friends, this space is perfect for creating lasting memories. Relax and unwind in the stunning living room, where vaulted ceilings and large, arched windows frame the picturesque landscape. The abundance of natural light creates a warm and welcoming atmosphere, making it the ideal spot for relaxation or entertaining guests. The primary bedroom is your personal haven, featuring dual closets and an ensuite bathroom that boasts a luxurious jacuzzi tub, ample storage, and a makeup vanity. It's a sanctuary designed for comfort and convenience. Two additional bedrooms and a full bathroom



ensure that thereâ€™s plenty of space for family or guests. Outside, youâ€™ll find a 12x22 heated storage building, perfect for all your needs, be it a workshop, storage space, or hobby room. The property is zoned CR5, giving you versatile options for use and enjoyment. Located just minutes from Sexsmith and with mostly paved access, this home offers the tranquility of rural living without sacrificing convenience. Whether youâ€™re a nature enthusiast, a growing family, or someone looking for a peaceful retreat, this property is a rare gem waiting to be discovered. Don't miss the opportunity to make this unique and beautiful home yours. Updates to note : New paint throughout, new flooring in master, living and hallway, new washer and dryer, well water-pump 4 yrs old, sewer - tank and gravity fed mound, Power pole-200 amp, house 100amp, cement drilled pilings under home, screw pilings under addition, shingles 4yrs old, furnace and ducts just cleaned in May 2024, decks both 9yrs old, 3/4 of 10 acres is fenced and cross fenced-4 wire barb wire done in 2023. Call your REALTOR® today to schedule a viewing and experience the magic of this property firsthand!

Built in 1991

Essential Information

MLS® #	A2141448
Price	\$399,000
Sold Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,316
Acres	10.11
Year Built	1991
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Sold

Community Information

Address	740011 Range Road 53
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	50
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Fruit Trees/Shrub(s), Few Trees, Landscaped, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	June 16th, 2024
Date Sold	July 30th, 2024
Days on Market	43
Zoning	CR-5
HOA Fees	0.00

Listing Details

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