

\$634,900 - 17, 712051 Range Road 54, Rural Grande Prairie No. 1, County of

MLS® #A2146540

\$634,900

3 Bedroom, 3.00 Bathroom, 1,643 sqft
Residential on 3.80 Acres

Lawra Estates, Rural Grande Prairie No. 1,
County of, Alberta

3 bed 3 bath acreage in Lawra Estates!
Situated on 3.8 acres zoned CR-2 just a 5 minute drive to Grande Prairie city limits. The wrap around deck welcomes you to the mudroom/laundry room entrance. The main level has hardwood throughout. 1 bedroom and office are on the main level next to the 4 piece bathroom with jetted tub. The large primary bedroom has double closets, 3 piece ensuite bathroom, and access to the beautiful deck. Living room and dining room are separated by a 3 sided fireplace, along with access to the deck also. Updated kitchen with white cabinets, tiled floor and stainless appliances. The fully developed basement has living space the length of the house with a wet bar. 1 bedroom and 3 piece bath are also downstairs. Oversized attached double garage with radiant heat, wood burning fireplace, and a roll up rear door to access the yard. There is also a powered, detached triple 35'x27' shop with radiant heat. Massive wrap around deck with aluminum and glass railing to overlook your beautiful back yard. The driveway is paved to the street and the property has perimeter fencing. The home has a shallow well with a water filtration system and a septic field. New water heater and well pump this year. Shingles were replaced in 2023. The only thing left to do is move in!



Built in 1994

Essential Information

MLS® #	A2146540
Price	\$634,900
Sold Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,643
Acres	3.80
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	17, 712051 Range Road 54
Subdivision	Lawra Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X4A7

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	12
Parking	Asphalt, Double Garage Attached, Driveway, Heated Garage, Insulated, Paved, Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, See Through, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Front Yard, Lawn, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 7th, 2024
Date Sold	July 31st, 2024
Days on Market	24
Zoning	CR-2
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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