

\$649,900 - 740073 Range 52 Road, Rural Grande Prairie No. 1, County of

MLS® #A2150096

\$649,900

4 Bedroom, 3.00 Bathroom, 1,134 sqft
Residential on 7.34 Acres

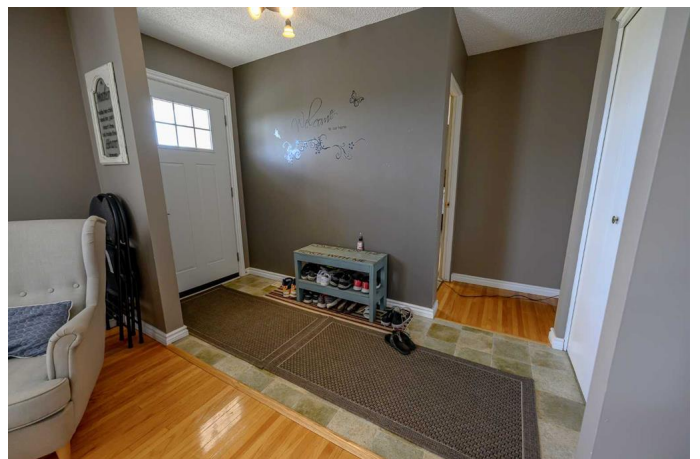
NONE, Rural Grande Prairie No. 1, County of,
Alberta

Charming 1134 Sq Ft Bungalow on 7.34 Acres

Discover this beautifully maintained 1134 sq ft bungalow, perfectly set on 7.34 acres of serene countryside, just 25 minutes from town, 9 minutes from Sexsmith, and 7 minutes to Morningview Golf Course. This home boasts a spacious living room adorned with hardwood floors, providing an inviting space for family gatherings. Enjoy your morning coffee bathed in natural light in the south-facing living room, which offers the most beautiful landscape views.

The kitchen is a culinary delight, featuring an abundance of elegant white/cream cabinets, a pantry, white appliances, and a stylish tile backsplash. The dining room, just off the kitchen and living room, provides a perfect space for family meals and entertaining.

The bright and airy primary bedroom offers a luxurious ensuite and a spacious closet. Completing the main floor are a second bedroom and a secondary bathroom just off the hallway. The fully developed basement includes a cozy family room with a natural gas fireplace, a pool table, two additional bedrooms, a 3-piece bathroom, and ample storage space.



Recent updates ensure modern comfort and convenience, including a partial wrap-around deck, two newer hot water tanks, a newly renovated basement, and recently replaced shingles (2-3 years old).

Outdoor features enhance the appeal of this property with a delightful garden area, a fire pit, and a detached heated triple-car garage. Additionally, the 38 x 46-foot finished and heated shop with in-floor heating provides endless possibilities. Zoned CR-5, this property is ideal for any family looking for a perfect blend of comfort and functionality.

Built in 2011

Essential Information

MLS® #	A2150096
Price	\$649,900
Sold Price	\$652,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,134
Acres	7.34
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	740073 Range 52 Road
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking	Double Garage Detached
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 7th, 2024
Days on Market	20
Zoning	CR-5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
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