

\$929,000 - 704025 Range Road 74, Rural Grande Prairie No. 1, County of

MLS® #A2153424

\$929,000

3 Bedroom, 3.00 Bathroom, 1,784 sqft
Residential on 9.56 Acres

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

Welcome to this stunning custom built bungalow nestled on just under 10 acres. Located SW of town, on a dead-end road, this property offers the perfect blend of privacy and convenience, with town less than a 20 minute drive away.

Step inside to discover a beautifully updated interior featuring maple cabinets, vinyl plank floors, and plenty of storage space. The spacious living room with a wood-burning stove is the perfect spot to cozy up on chilly evenings. The main floor features a large master bedroom and ensuite as well as main floor laundry. The well-designed basement offers additional living space with two bedrooms, in-floor heating, a large storage room/office, bathroom with double sinks and easy access to the garage. There's also the possibility to develop 1-2 more bedrooms in the basement if needed.

The manicured yard is sure to impress. Huge well established garden, fenced and set up for horses, large pond and a 32x60 shop providing ample storage space. With easy access to crown land and the Wapiti river, you'll have endless trail riding and exploring. This property is a nature lover's dream. Don't miss your chance to own this fantastic custom-built bungalow in the perfect



location

Built in 2002

Essential Information

MLS® #	A2153424
Price	\$929,000
Sold Price	\$910,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,784
Acres	9.56
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	704025 Range Road 74
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5G5

Amenities

Parking Spaces	10
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2024
Date Sold	August 22nd, 2024
Days on Market	24
Zoning	CR5
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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