

\$680,000 - 1, 744029 Range Road 61, Rural Grande Prairie No. 1, County of

MLS® #A2158804

\$680,000

4 Bedroom, 3.00 Bathroom, 1,424 sqft
Residential on 10.01 Acres

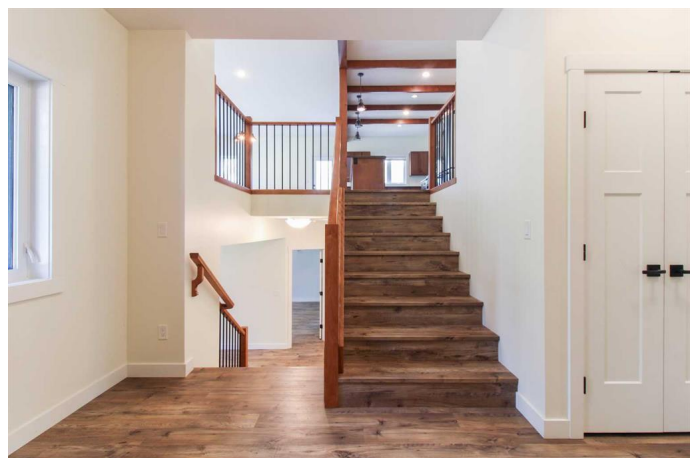
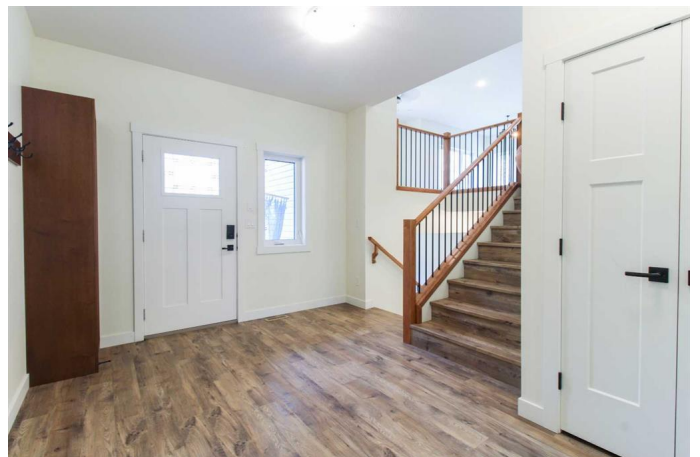
NONE, Rural Grande Prairie No. 1, County of, Alberta

Discover your own private retreat on this stunning 10-acre property, fully treed and beautifully landscaped, offering unmatched privacy. Located just 5 minutes from Sexsmith and 25 minutes from Grande Prairie, with only 1 mile of gravel road to traverse.

The home welcomes you with a large entryway leading to a spacious interior featuring vinyl plank flooring throughout. The main floor boasts an open floor plan with big living room, huge kitchen with exposed Douglas fir beams, a big butler's pantry, an island with an eating bar, dark maple solid wood cabinets, and a roughed-in gas line for the stove plus door to the deck. A bedroom and a 3-piece bathroom are also located on the main floor.

The fully finished basement offers a cozy family room with a wood-burning fireplace, a master bedroom with a 3-piece ensuite, two additional large bedrooms, and a full bathroom. The home is built on an ICF foundation for added efficiency and comfort. High efficiency down draft furnace, high efficiency hot water tank, triple pane windows, insulation exceeding code making this home extremely energy efficient.

Additional features include a laundry room equipped with a sink and cabinets, a cold room, and a 12x20 shed. The property is ready for future development with water and 30amp service run for a shop or shed. Enjoy



the outdoors with apple, cherry, and plum trees, and easy access to quadding and sledding.

The 28x32 garage is insulated and drywalled, roughed-in for gas heater, drains, 2 man doors, and both 50 & 20 amp plugs.

This property is a rare find, combining modern conveniences with the tranquility of nature.

Built in 2018

Essential Information

MLS® #	A2158804
Price	\$680,000
Sold Price	\$665,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,424
Acres	10.01
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modified Bi-Level
Status	Sold

Community Information

Address	1, 744029 Range Road 61
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 Attached, Driveway, Garage Door Opener
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Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Central, High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	August 19th, 2024
Date Sold	August 31st, 2024
Days on Market	12
Zoning	CR-5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
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