

\$669,900 - 28 712054 Range Road 55, Rural Grande Prairie No. 1, County of

MLS® #A2208785

\$669,900

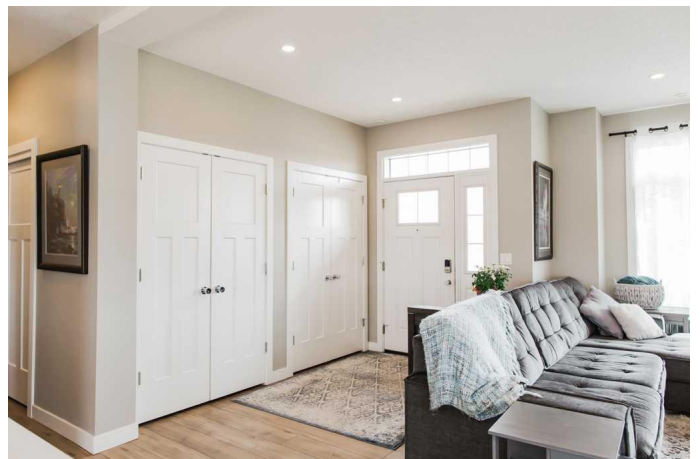
3 Bedroom, 2.00 Bathroom, 1,611 sqft
Residential on 4.31 Acres

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

Rare opportunity to own a beautifully appointed 1,611 sq ft bungalow on 4.31 acres within city limits! Built in 2020, this thoughtfully designed 3-bedroom, 2-bath home blends modern living with the freedom and privacy of acreage life—all while enjoying the convenience of being just minutes from city amenities.

Step inside to a bright, open-concept main living space that features a large kitchen with quartz countertops, a generous island (42" x 75"), and seamless flow into the dining and living areas—perfect for entertaining. The spacious primary suite includes a 5-piece ensuite, and two additional bedrooms share a well-appointed 3-piece bathroom with tub/shower combo. A large laundry room with sink and storage keeps the day-to-day organized. Enjoy year-round comfort with central air conditioning and an advanced Navien combi boiler system that powers both on-demand hot water and forced-air heating via Hi-Velocity furnace.

The home is constructed with efficiency and comfort in mind—18" open-web floor joists allow for heated airflow under the home, and the crawl space is spray-foamed and skirted for warmth. All lines under the home are protected with heat trace (though never



needed due to the insulated design).

Step outside and relax on the 8' x 41' front deck or the expansive 12' x 36' rear deck, complete with an 8-person hot tub and beautifully sodded yard (5,000+ sq ft laid in 2023). A buried cable pet fence was added in 2024, and Sunset Soffits with LED lighting add stunning curb appeal.

Outbuildings include a fully finished 32' x 40' detached garage/shop with half bath, mezzanine, ample storage, and in-floor plumbing for cistern and pressure systems. Equipped with a 75,000 BTU heater, side-mount LiftMaster doors, and 9.5" thick reinforced concrete, this shop is ideal for any enthusiast or small business.

The acreage is fenced and well-suited for horses, featuring a 1,000-gallon cistern for livestock, a pole barn with tack room (8' x 16'), and additional structures including a 2-story playhouse/shed. Raised garden beds, a firepit area lined with 11 spruce trees, and rows of mature trees along the driveway offer both beauty and privacy.

Additional features include:

4200-gallon cistern for the house (approx. \$60 bi-weekly to haul water)

Two-chamber septic with pump-out field

200-amp-ready buried power service with 100 amp to house, garage, and future expansion/RV area

Ample space for an additional outbuilding or solar installation

This exceptional property offers the best of both worlds—acreage living and city

convenience”with thoughtful infrastructure and room to grow. A must-see for anyone seeking space, comfort, and long-term flexibility.

Built in 2020

Essential Information

MLS® #	A2208785
Price	\$669,900
Sold Price	\$680,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,611
Acres	4.31
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Sold

Community Information

Address	28 712054 Range Road 55
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4A8

Amenities

Parking Spaces	10
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Piling(s)

Additional Information

Date Listed	June 25th, 2025
Date Sold	July 5th, 2025
Days on Market	10
Zoning	RCRSA
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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