

\$825,000 - 723020 Range Road 35, Rural Grande Prairie No. 1, County of

MLS® #A2236265

\$825,000

5 Bedroom, 3.00 Bathroom, 1,705 sqft
Residential on 10.28 Acres

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

Escape to your private dream property, a stunning 1705 sqft, 5-bedroom, 3-bathroom bungalow nestled on a beautifully treed 10-acre parcel. Located just 20 minutes from Grande Prairie and moments from Bezanson, this acreage offers the perfect blend of privacy and convenient access to amenities. The well-established yard is a true highlight, boasting tons of mature trees, lush natural bush, and a dugout, creating a picturesque setting for playing in the yard, evenings around the firepit or relaxing on the expansive deck with its two covered sections. Step inside to a spacious, open-concept main floor designed for comfort and style. A vaulted living room and cozy wood stove set an inviting ambiance. The custom kitchen features white cabinets to the ceiling, granite countertops, a massive island with storage, double ovens, induction stove and a large corner pantry. Durable vinyl plank flooring extends throughout the main floor, and carpet in the bedrooms. The luxurious primary suite offers a vaulted ceiling, access to the deck, and an enormous walk-in closet, complemented by a spacious ensuite with his and her sinks, a tiled shower, and in-floor heat. Two additional nice-sized bedrooms upstairs feature built-in closet organizers, and the main bathroom offers double sinks. Practicality abounds with main floor laundry, accessible off the master closet,



and a brilliant mudroom in the finished and heated garage, perfect extra space for shoes, freezer, and seasonal items. The basement, with in-floor heat, offers two finished bedrooms and a bathroom. The spacious living area is plumbed for a wet bar, awaiting your personal touch of flooring and ceiling. Outside, you'll appreciate the expansive gravel parking with RV plug, two sheds, and a full-length south-facing deck that's wired for a hot tub. This well-cared-for property also includes A/C, central vacuum, hot water on demand, and an R/O water system. Don't miss this opportunity to own a piece of paradise in an unbeatable location!

Built in 2016

Essential Information

MLS® #	A2236265
Price	\$825,000
Sold Price	\$820,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,705
Acres	10.28
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	723020 Range Road 35
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4C1

Amenities

Parking Double Garage Attached

Interior

Interior Features Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Tankless Hot Water, Vaulted Ceiling(s)

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Double Oven, Electric Cooktop

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard, Fire Pit, RV Hookup

Lot Description Back Yard, Landscaped, Many Trees, Private, Open Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 2nd, 2025

Date Sold July 18th, 2025

Days on Market 16

Zoning AG

HOA Fees 0.00

Listing Details

Listing Office Royal LePage - The Realty Group

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