

\$1,190,000 - 704050 Rge Rd 72, Rural Grande Prairie No. 1, County of

MLS® #A2240502

\$1,190,000

4 Bedroom, 3.00 Bathroom, 1,620 sqft
Residential on 6.50 Acres

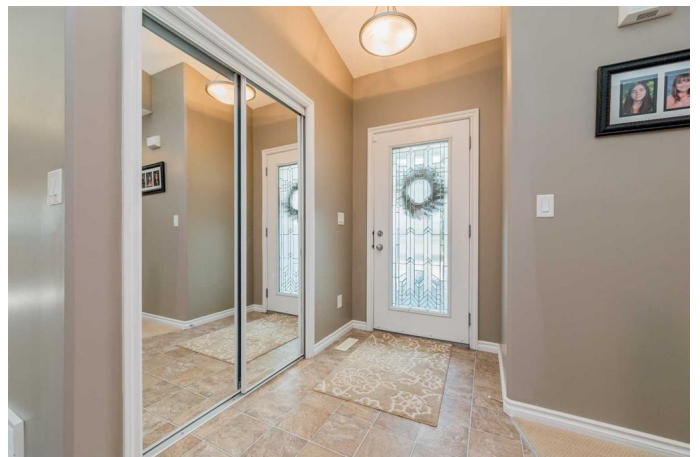
Wapiti Heights Estates, Rural Grande Prairie
No. 1, County of, Alberta

Just over 10 minutes from Costco is this gorgeous home, a large shop, and a second house on 6.5 acres of a manicured property. From the moment you arrive, the paved driveway and the landscaped, well-maintained exterior will be noticed immediately, setting the tone the thoughtful layout and quality that you will find throughout your visit.

Starting in the home, there are four large bedrooms and three bathrooms. Inside the main dwelling, you will find an open-concept layout, where vaulted ceilings span the living room with a gas fireplace, dining area, and kitchen, creating a spacious and inviting atmosphere. The kitchen is large and functional—and has an island with built-in power, adding even more to the already ample cupboard and counter space.

The main floor primary bedroom is a true retreat, complete with a tray ceiling, an ensuite with a jetted tub, and direct access to the top deck—ideal for enjoying your morning coffee, enjoying the views and privacy afforded by this exclusive acreage.

Downstairs, the walkout basement offers heated floors, 9-foot ceilings, and plenty of natural light, flooding through the large windows. The basement family room boasts the home's second fireplace (electric) and a hobbyist train track that goes around the entire room near the ceiling. The basement



opens to a patio with a gazebo, extending your living space outdoors – an ideal space for hosting guests.

Adding to the appeal of the main residence is the oversized garage, measuring 27' x 31'. It is fully heated and features two overhead doors, two exterior man doors, and bright LED lighting – making it a perfect space for two vehicles, plus a workspace.

The property has a septic field system, well water with a pressure system, and fiber optic internet. Additional outdoor features include a fire pit and water tap located east of the shop, BBQ hookups, as well as a 15 and 30-amp hookup for an RV near the rental property.

The shop is a valuable addition to the property, measuring 32' x 60' and is clad with vinyl siding. It has a cement floor, a wood furnace for heat, and a 220-amp electrical panel to support a variety of tools and equipment. Inside, the walls and ceiling are finished with clean white metal sheeting, and the space is well-lit and functional. Two overhead doors – a large one on the east side and another on the north – providing easy access for vehicles, trailers, and other equipment.

A guest or rental house is an amazing add. The second home is currently rented for \$1,400 gross per month. The secondary home offers a great opportunity for supplementary income or flexible guest accommodations. Heated with cost-effective propane and a wood stove, this well-sized guest home is both comfortable and efficient. It's also attached to a spacious indoor storage area, adding even more functionality to this versatile property. Too many more features to list here - call to see with your agent today!

Built in 2005

Essential Information

MLS® #	A2240502
Price	\$1,190,000
Sold Price	\$1,155,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,620
Acres	6.50
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	704050 Rge Rd 72
Subdivision	Wapiti Heights Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5G2

Amenities

Parking	Double Garage Attached, Parking Pad, RV Access/Parking, RV Garage, Triple Garage Detached
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s), Jetted Tub
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Entrance, Private Yard, Storage, RV Hookup
Lot Description	Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped, Lawn, Many Trees, Private, Treed, Paved
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Date Sold	August 20th, 2025
Zoning	CR-5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
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