

\$1,165,000 - 7701 67 Avenue, Rural Grande Prairie No. 1, County of

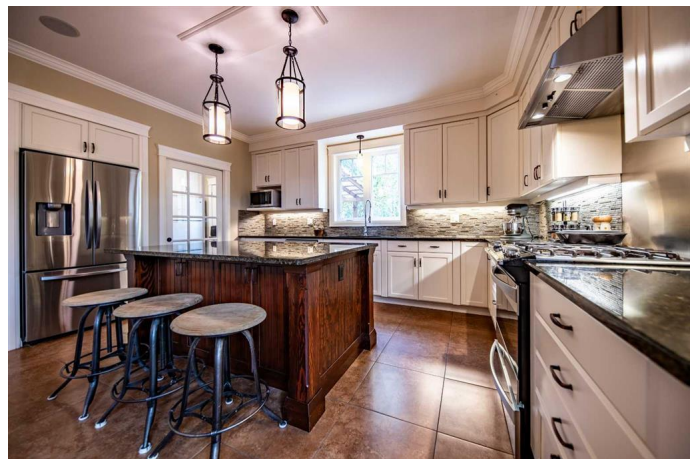
MLS® #A2259169

\$1,165,000

4 Bedroom, 4.00 Bathroom, 2,534 sqft
Residential on 1.14 Acres

Maple Ridge Estates, Rural Grande Prairie No. 1, County of, Alberta

Welcome to this impeccably crafted custom home, nestled at the end of a private cul-de-sac on a beautifully treed 1.14-acre lot in Maple Ridge Estates. Built in 2010 with extraordinary attention to detail, this 4-bedroom, 3.5-bathroom executive home offers a perfect balance of luxury, functionality, and thoughtful design—ideal for both growing families and professionals alike. Step inside and experience a warm and refined interior featuring oak hardwood floors, travertine staircase, and custom cabinetry with soft-close drawers, under-cabinet lighting, and granite countertops. The gourmet kitchen is an entertainer’s dream with a walk-through pantry, gas stove with custom steel backsplash, stainless steel appliances, and a built-in sound system wired throughout the home. The spacious master retreat is a true sanctuary, complete with a spa-inspired ensuite boasting a soaker tub (pre-wired for jetted conversion), custom tile shower, his-and-hers sinks, and limestone finishes throughout all bathrooms. 3 additional oversized bedrooms offer generous closet space, and a dedicated office on main floor with a built-in desk plus a soundproofed downstairs bedroom provide flexible options for work and relaxation. Designed with year-round comfort in mind, this home features in-floor radiant heating (4 zones), ICF



construction up to the first floor, vinyl windows, and a high-efficiency Lennox furnace with UV light, all contributing to incredibly low heating costs (approx. \$250/month). The finished basement offers tile flooring, RGB lighting, ample space for theatre and games room. Rough ins for wet bar contribute to making this basement full of opportunity and personalization. Exercise room can be converted into a hobby room. Outside, the perks continue with a wrap-around deck, outdoor kitchen with gas hookup, firepit area, and professional landscaping including Chinese Elm and blooming perennials for exceptional curb appeal. The gravel-packed turnaround driveway leads to a massive attached triple car garage featuring 10' doors, built-in cabinets, utility sink, and drains – perfect for hobbyists, or car enthusiasts! Do you have friends and family who love to visit? There is full RV hookups for septic, water, and power. Zoned to accommodate a home-based business or secondary shop (services are there) at this exceptional home. City water makes this home top of list! Call a realtor today and ask for a FULL FEATURES LIST!

Built in 2010

Essential Information

MLS® #	A2259169
Price	\$1,165,000
Sold Price	\$1,165,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,534
Acres	1.14
Year Built	2010
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7701 67 Avenue
Subdivision	Maple Ridge Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 0H2

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, See Remarks, Sump Pump(s), Crown Molding, Central Vacuum, Double Vanity, Granite Counters, Vinyl Windows, No Smoking Home, Natural Woodwork, Soaking Tub, Wired for Data, Wired for Sound, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, BBQ gas line, Garden, Outdoor Grill, Outdoor Kitchen, RV Hookup, Storage
Lot Description	Back Yard, Front Yard, Many Trees, Pie Shaped Lot, Private, See Remarks, Yard Drainage
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete
Foundation	ICF Block

Additional Information

Date Listed	September 27th, 2025
Date Sold	October 14th, 2025
Days on Market	17
Zoning	RURAL ESTATE
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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