

740081 Range Road 54
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2163528



\$650,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,786 sq.ft.	Age:	1999 (25 yrs old)
Beds:	5	Baths:	3
Garage:	None		
Lot Size:	8.57 Acres		
Lot Feat:	Front Yard, Lawn, Garden, Landscaped, Many Trees, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Private, Well
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-74-5-W6
Exterior:	Aluminum Siding	Zoning:	CR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Soaking Tub		

Inclusions: N/A

Nestled on 8.57 acres of serene privacy, this majestic property offers a unique blend of comfort, functionality, and charm. The fully developed home boasts a fantastic floor plan featuring a beautifully updated kitchen with quartz countertops, newer appliances, a butcher block island, and ample prep and storage space. The cozy living room, complete with a natural gas fireplace, provides the perfect setting for relaxation. The main floor also showcases an oversized entry area with a wood-burning stove, offering plenty of space to unwind and get ready for the day. The spacious master bedroom features a full ensuite and walk-in closet, complemented by two additional guest rooms and a full bath. The fully finished basement extends the living space with three more bedrooms, bringing the total to six, along with a family room featuring another wood stove and a wet bar—ideal for entertaining or unwinding. Outside, the property continues to impress with a 24x50 shop featuring concrete floors, radiant heat, and a wood stove, perfect for any project or storage needs. Additionally, there is a 32x64 pole shed with 16-foot doors, a beautiful garden space, and a firepit area to enjoy the outdoors. Additional features include a new roof installed last year, an incredible well producing 180 gallons per minute, a custom heritage barn, and hot water on demand. This one-of-a-kind property with breathtaking views offers incredible value. Book your showing today to truly appreciate all it has to offer!