

91, 742033 Range Road 53

Rural Grande Prairie No. 1, County of, Alberta

MLS # A2258329



\$650,000

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	CR 4
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		
Inclusions:	none		

Discover the perfect blend of privacy, convenience, and space with this beautifully upgraded 5 bedroom, 3 bathroom bungalow on 3 treed acres in Spruce Villa Estates, located right beside Spruce Meadows Golf Course and just minutes from Grande Prairie with pavement right to the driveway. The open-concept main living area features vaulted ceilings, a professionally updated island kitchen, and newer vinyl plank flooring, while the master retreat offers a jet tub, separate shower, dual sinks, and a walk-in closet. The fully finished basement adds a spacious rec room, two additional bedrooms, full bathroom, den, and large laundry/storage room. Outdoor living shines with a screened and covered deck with gas hookup, side deck, trails, firepit, playhouse, and garden space. For families needing storage and workspace, there are two “garages”—one attached and heated with new shingles (2018) and furnace (2022), and one detached with 100-amp service. With recent updates including fresh paint and a new well pump, this turn-key acreage offers the private, upgraded lifestyle you’ve been looking for, just a short drive from town. (link to the brochure in the ad or ask your realtor)