

40, 712009 Range Road 54 Range  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2258890



**\$1,350,000**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Green Acres                                     |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                |               |                   |
| <b>Size:</b>     | 4,376 sq.ft.                                    | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 6                                               | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Driveway, Heated Garage, Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 3.09 Acres                                      |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, Many Trees, Private           |               |                   |

|                    |                                                                                                                                                                                  |                   |              |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                                                            | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                   | <b>Sewer:</b>     | Mound Septic |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                  | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Crawl Space, Partial, Unfinished                                                                                                                                                 | <b>LLD:</b>       | 16-71-5-W6   |
| <b>Exterior:</b>   | Stone, Stucco, Vinyl Siding                                                                                                                                                      | <b>Zoning:</b>    | CR-5         |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |                   |              |
| <b>Inclusions:</b> | N/A                                                                                                                                                                              |                   |              |

Spectacular setting for this stunning custom-built two-story home, just minutes from Grande Prairie! Nestled on 3.09 acres and zoned CR-5, this expansive 4,500 sq. ft. residence offers space, comfort, and endless possibilities. The main floor features a beautifully upgraded kitchen that flows seamlessly into the impressive great room with hardwood floors and a cozy fireplace. Also on the main level are four spacious bedrooms, three bathrooms, a private office, and convenient laundry. Upstairs, you'll find three additional bedrooms, a full bathroom, and a dedicated theater room perfect for family movie nights. Step outside into your private outdoor oasis—hot tub, gazebo, and professionally landscaped yard featuring curbed tree islands. For parking and projects, the home includes an attached triple-car garage plus a heated 1,200 sq. ft. detached shop with double garage doors and fully finished living quarters above. This remarkable property offers room for trucks, the option to run a home-based business, and the lifestyle you've been searching for—all in a prime location just outside the city.