

\$989,900 - 722055 Range Road 43, Rural Grande Prairie No. 1, County of

MLS® #A2116347

\$989,900

5 Bedroom, 4.00 Bathroom, 2,555 sqft
Residential on 22.00 Acres

NONE, Rural Grande Prairie No. 1, County of,
Alberta

Check out this acreage only 10 minutes from
Grande Prairie situated on 22 acres.

IMMEDIATE POSSESSION!! This spacious home, spanning over 2,500 square feet just on the main floor boasts 5 bedrooms, 3.5 bathrooms, abundant storage, and a 24' x 24' attached garage. The property offers versatility with three large horse shelters complete with pens, expansive pasture areas, a 40' x 60' shop featuring a concrete floor and pad, and a 40' x 130' archrib quonset. This beautiful property is completely fenced with pag wire for added security for your animals! Take in sweeping panoramic views from the garage's rooftop patio, accessible from both the primary bedroom and the kitchen. Inside, the kitchen on the upper level features an island with a cooktop, numerous cabinets, and stainless steel appliances including double wall ovens. The generous dining area flows into the spacious living room, which includes an additional sunken bonus area with a wood-burning stove. The main floor includes three bedrooms, including the master bedroom with its own ensuite, as well as a main bathroom. The basement boasts a sizable family room with ample space for your family's favorite games, along with a wood fireplace to keep it cozy. Additionally, there are two more bedrooms downstairs. Convenient amenities include a side entry leading to the laundry



room, a handy half bathroom, and french doors opening to an office space that could easily be used as a sixth bedroom. Access to the attached garage is available from this level's mudroom/big entry area, which also offers plenty of closet space. Updates to the home include new shingles, Navien hot water on demand, a heating boiler installed in 2021 with new water lines on the main floor, and a newly constructed east side deck and stairs. Water is supplied to the house and shop via two water wells, and the septic system features a tank with grey water pumpout. Don't miss out on the chance to explore this remarkable propertyâ€”call today for more information and to arrange your private tour!

Built in 1989

Essential Information

MLS® #	A2116347
Price	\$989,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,555
Acres	22.00
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	722055 Range Road 43
Subdivision	NONE

City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5B2

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Built-In Oven, Washer/Dryer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2024
Days on Market	341
Zoning	CR5

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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