

\$849,900 - 723034, Range Rd 62, Rural Grande Prairie No. 1, County of

MLS® #A2199866

\$849,900

4 Bedroom, 3.00 Bathroom, 1,268 sqft
Residential on 4.89 Acres

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

Welcome to this beautiful, fully renovated bungalow, perfectly situated on a spacious 4.89-acre lot with CR-5 zoning, just north of Grande Prairie. This property offers the perfect blend of rural tranquility and modern convenience, making it a fantastic opportunity for families, hobbyists, or business owners. This inviting bungalow boasts 4 spacious bedrooms and 3 full bathrooms, offering plenty of room for your family to grow. The home underwent a renovation in 2017, These updates include a new kitchen, flooring throughout, roof with upgraded blow-in insulation, and front deck. The back deck was redone in the fall of 2024. As you step inside, youâ€™re greeted by a bright, open-concept kitchen, with ample counter space, modern appliances, and plenty of cabinetry for all your culinary needs. The main floor also features two generously sized bedrooms, including a luxurious master suite that offers a private ensuite bathroom and a walk-in closet. The second bedroom is ideal for family members or guests. For those who need space for hobbies or work, this property doesnâ€™t disappoint. An attached garage and a massive 40 x 60 detached shop, providing the ideal setting for a variety of projects. Additionally, thereâ€™s a large 16 x 60 cold storage area, perfect for protecting your toys, tools, or equipment from the elements. Whether you're a mechanic,



business owner, or simply someone who enjoys having ample storage space, this setup is perfect for you. The opportunities are endless with additional outdoor features such as a 10x10 garden shed—ideal for gardening enthusiasts—and ample space for activities like snowmobiling, camping, or car collecting. This property truly caters to every passion or hobby you may have. If you love to entertain, this home offers the perfect setup. The front and back composite decks provide a seamless connection between indoor and outdoor living, allowing you to enjoy the fresh air year-round. The North side features a 17x24 deck, while the South-facing back patio spans an impressive 13x42—perfect for hosting gatherings, relaxing, or enjoying a quiet evening in nature. This property offers exceptional value, blending the best of rural living with modern amenities and a versatile space that suits a wide range of interests and lifestyles. Don't miss the opportunity to make this dream home yours!

Built in 1995

Essential Information

MLS® #	A2199866
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,268
Acres	4.89
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	723034, Range Rd 62
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 2Z9

Amenities

Parking	Additional Parking, Double Garage Attached, Gravel Driveway, Workshop in Garage
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas, Combination
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Lawn, Many Trees, Brush
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Wood, Slab

Additional Information

Date Listed	March 10th, 2025
Days on Market	4
Zoning	CR-5

Listing Details

Listing Office	Royal LePage - The Realty Group
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