

\$1,399,000 - 703010 63 Range, Rural Grande Prairie No. 1, County of

MLS® #A2191934

\$1,399,000

6 Bedroom, 4.00 Bathroom, 2,561 sqft
Residential on 29.65 Acres

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

SELLER FINANCING POSSIBLE!!! Contact Realtor to discuss potential possibilities !
Stunning Executive property with 29.65 acres backing onto Crown Land!!! The endless Business opportunities with this many acres. Set up for horses and the possibilities of running a Business here are endless. Short distance to Grovedale where the proposed AI site is set to be built. Only a 10 minute walk to the Wapiti River. Luxury home with extensive renovations over the past few years. Some of the fantastic upgrades include spacious gourmet kitchen with a large central island with plenty of seating to entertain your guests and stainless steel appliances including a chef approved gas stove and wall mounted ovens. The large walk in pantry features an abundance of shelving. The massive great room is perfect for entertaining or those cozy family movie nights. There is a spacious master suite retreat featuring double custom raised sinks and a spa like soaker tub and a rejuvenating sauna for those cold winter nights. There is a tiled walk in shower with commercial steam area and a ceiling waterfall rain head with lighting. The custom mantel features built in doggie beds for your precious fur babies. There is also a junior master suite with french doors leading to massive composite deck. You will find a beautiful walk thru ensuite with tons of storage and a walk in



closet. Downstairs features a walk out basement with the most amazing custom wood carved wet bar fit for a custom multi million dollar mansion. Very unique and one of a kind. Two additional bedrooms and another custom spa like shower with the coolest one of a kind custom sink. There are multiple entry access points to the exterior yard from the basement. Basement features a grand secondary bonus room suitable for kids play area or a great gym area. Upper and lower laundry areas are features in this lovely home and an oversized hot water heater, infloor heat and a back up generator switch system. Peace and Tranquility in every corner ! Yet it is a short 10 minute drive to GP City centre. Dense forest surrounds this private oasis. This custom home boasts over 5000 square feet of living space. There are two huge composite decks to enjoy your little oasis and enjoy the glory of Northern Alberta sunsets. outbuildings include chicken coup, turkey coup, tack shed, cabin with wood stove and firepit and an amazing over sized greenhouse to grow organic veggies. This property is fenced and cross fenced for horses. There is a huge triple detached shop with in floor heat and features a loft / office area upstairs perfect for the man cave. Do not pass this opportunity to own your piece of Heaven on Earth. Call your favorite Realtor for a private viewing today!

Built in 1995

Essential Information

MLS® #	A2191934
Price	\$1,399,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,561
Acres	29.65

Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	703010 63 Range
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5J9

Amenities

Parking	Heated Garage, Parking Pad, Insulated, Quad or More Detached, See Remarks
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Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Recessed Lighting, Sauna, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, French Door, Natural Woodwork, Tile Counters
Appliances	Built-In Oven, Microwave, Refrigerator, Washer/Dryer, Gas Stove
Heating	In Floor, Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard, Garden, Kennel
Lot Description	Landscaped, Many Trees, No Neighbours Behind, Private, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Garden, Greenbelt, Gentle Sloping, Native Plants, See Remarks, Secluded, Treed, Wooded
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2025
Days on Market	139
Zoning	CR5

Listing Details

Listing Office	Pinnacle Real Estate
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