\$849,900 - #2, 710072 40 Highway, Rural Grande Prairie No. 1, County of

MLS® #A2221520

\$849,900

6 Bedroom, 4.00 Bathroom, 3,283 sqft Residential on 7.52 Acres

Sprucewood Park., Rural Grande Prairie No. 1, County of, Alberta

Just one minute from city limits, this stunning 7.52-acre fully treed acreage offers an incredible blend of location, privacy, space, and upgradesâ€"an opportunity that comes along only once in a decade. The paved driveway leads you through towering spruce trees to a beautifully manicured yard, an architecturally striking 3,228 sq ft (includes the 720 sqft converted garage space) custom home, and a massive 42' x 60' steel pole coverall shop with concrete floorâ€"perfect for RVs, equipment, or all your toys. Inside, the home features numerous updates including quartz countertops, subway tile backsplash, new sink and fixtures in the kitchen, fresh vinyl tile flooring, new carpet, and updated paint throughout. The spacious living room opens onto a two-tier deck and a 3-season BBQ/hot tub screen room, complete with a low-maintenance, skirted saltwater hot tub on a concrete slabâ€"perfect for year-round relaxation. Vaulted ceilings and large windows fill the main living areas with natural light, while the second level boasts a luxurious master suite with a fully renovated spa-like ensuite and a large custom theatre room. The upper level includes four generously sized bedrooms, all with new paint and flooring, plus a fully updated bathroom and a convenient Jack and Jill bathroom. Additional highlights include main floor laundry, a lower-level guest







bedroom with ample storage, and a converted 720 sq ft garage that now serves as a four-season workspace, man cave, or games room. This property must be seen to be truly appreciated—don't miss your chance to own this rare gem. County approved 2nd approach (waiting for county to put in the remainder of the approach)

Built in 1976

Essential Information

MLS® # A2221520 Price \$849,900

Bedrooms 6
Bathrooms 4.00
Full Baths 2
Half Baths 2

Square Footage 3,283 Acres 7.52 Year Built 1976

Type Residential Sub-Type Detached

Style Acreage with Residence, 4 Level Split

Status Active

Community Information

Address #2, 710072 40 Highway

Subdivision Sprucewood Park.

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8W5B6

Amenities

Parking Carport

Interior

Interior Features See Remarks

Appliances See Remarks

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, See Remarks

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Many Trees, Private

Roof Asphalt Shingle

Construction See Remarks

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 173
Zoning CR4

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.