

# \$689,900 - 17 714053 Road 73 Range, Rural Grande Prairie No. 1, County of

MLS® #A2256529

**\$689,900**

5 Bedroom, 3.00 Bathroom, 1,276 sqft  
Residential on 3.66 Acres

Lakeview Estates., Rural Grande Prairie No. 1,  
County of, Alberta

Acreage living in Lakeview Estates! Only minutes from city limits this 3.66 acre property is zoned CR4 and offers the perfect blend of privacy and convenience at an affordable price. Featuring numerous updates including windows, roof, appliances, septic system, well â€” making it truly the perfect family home. Inside, youâ€™™ find 5 spacious bedrooms, three full bathrooms, plenty of natural light and many tasteful renovations throughout. The finished walk out basement is thoughtfully set up providing more than enough space for the whole family. Enjoy the extra space of a triple-car garage for vehicles, toys, and storage, plus several smaller outbuildings ideal for garden sheds or hobby use. For those who enjoy outdoor living, this property has a well maintained fire pit + garden area, loaded apple trees and saskatoon bushes as well as a large kids playground area. The stunning view is one you'll enjoy all year round! \*list of all updates available upon request\*

Built in 1990

## Essential Information

MLS® #	A2256529
Price	\$689,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,276
Acres	3.66
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	17 714053 Road 73 Range
Subdivision	Lakeview Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5J7

### Amenities

Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Playground, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

### Additional Information

Date Listed September 11th, 2025

Days on Market 2

Zoning CR4

### **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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