

\$650,000 - 91, 742033 Range Road 53, Rural Grande Prairie No. 1, County of

MLS® #A2258329

\$650,000

5 Bedroom, 3.00 Bathroom, 1,290 sqft
Residential on 3.00 Acres

Spruce Villa Estates., Rural Grande Prairie No. 1, County of, Alberta

Discover the perfect blend of privacy, convenience, and space with this beautifully upgraded 5 bedroom, 3 bathroom bungalow on 3 treed acres in Spruce Villa Estates, located right beside Spruce Meadows Golf Course and just minutes from Grande Prairie with pavement right to the driveway. The open-concept main living area features vaulted ceilings, a professionally updated island kitchen, and newer vinyl plank flooring, while the master retreat offers a jet tub, separate shower, dual sinks, and a walk-in closet. The fully finished basement adds a spacious rec room, two additional bedrooms, full bathroom, den, and large laundry/storage room. Outdoor living shines with a screened and covered deck with gas hookup, side deck, trails, firepit, playhouse, and garden space. For families needing storage and workspace, there are two 24'x26' garages—one attached and heated with new shingles (2018) and furnace (2022), and one detached with 100-amp service. With recent updates including fresh paint and a new well pump, this turn-key acreage offers the private, upgraded lifestyle you've been looking for, just a short drive from town. (link to the brochure in the ad or ask your realtor)

Built in 1997



Essential Information

MLS® #	A2258329
Price	\$650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,290
Acres	3.00
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	91, 742033 Range Road 53
Subdivision	Spruce Villa Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, ENERGY STAR Qualified Dishwasher
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Many Trees, Private, Rectangular Lot, On Golf Course
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	13
Zoning	CR 4

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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