

\$1,165,000 - 7701 67 Avenue, Rural Grande Prairie No. 1, County of

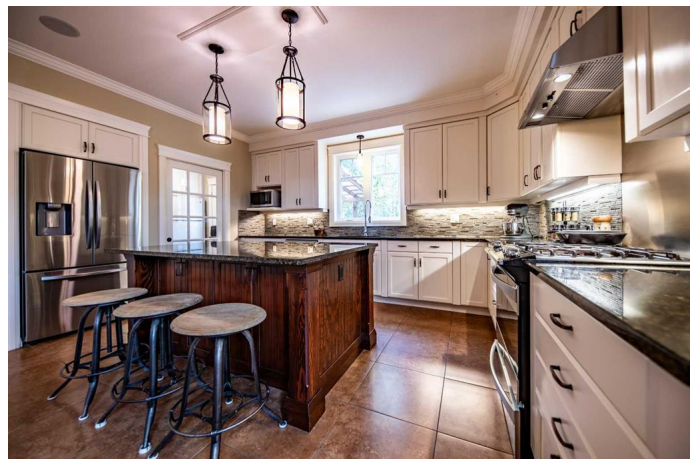
MLS® #A2259169

\$1,165,000

4 Bedroom, 4.00 Bathroom, 2,534 sqft
Residential on 1.14 Acres

Maple Ridge Estates, Rural Grande Prairie No. 1, County of, Alberta

Welcome to this impeccably crafted custom home, nestled at the end of a private cul-de-sac on a beautifully treed 1.14-acre lot in Maple Ridge Estates. Built in 2010 with extraordinary attention to detail, this 4-bedroom, 3.5-bathroom executive home offers a perfect balance of luxury, functionality, and thoughtful design—ideal for both growing families and professionals alike. Step inside and experience a warm and refined interior featuring oak hardwood floors, travertine staircase, and custom cabinetry with soft-close drawers, under-cabinet lighting, and granite countertops. The gourmet kitchen is an entertainer's dream with a walk-through pantry, gas stove with custom steel backsplash, stainless steel appliances, and a built-in sound system wired throughout the home. The spacious master retreat is a true sanctuary, complete with a spa-inspired ensuite boasting a soaker tub (pre-wired for jetted conversion), custom tile shower, his-and-hers sinks, and limestone finishes throughout all bathrooms. 3 additional oversized bedrooms offer generous closet space, and a dedicated office on main floor with a built-in desk plus a soundproofed downstairs bedroom provide flexible options for work and relaxation. Designed with year-round comfort in mind, this home features in-floor radiant heating (4 zones), ICF



construction up to the first floor, vinyl windows, and a high-efficiency Lennox furnace with UV light, all contributing to incredibly low heating costs (approx. \$250/month). The finished basement offers tile flooring, RGB lighting, ample space for theatre and games room. Rough ins for wet bar contribute to making this basement full of opportunity and personalization. Exercise room can be converted into a hobby room. Outside, the perks continue with a wrap-around deck, outdoor kitchen with gas hookup, firepit area, and professional landscaping including Chinese Elm and blooming perennials for exceptional curb appeal. The gravel-packed turnaround driveway leads to a massive attached triple car garage featuring 10â€™™ doors, built-in cabinets, utility sink, and drains â€“perfect for hobbyists, or car enthusiasts! Do you have friends and family who love to visit? There is full RV hookups for septic, water, and power. Zoned to accommodate a home-based business or secondary shop (services are there) at this exceptional home. City water makes this home top of list! Call a realtor today and ask for a FULL FEATURES LIST!

Built in 2010

Essential Information

MLS® #	A2259169
Price	\$1,165,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,534
Acres	1.14
Year Built	2010
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	7701 67 Avenue
Subdivision	Maple Ridge Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 2X9

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Wired for Data
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Outdoor Grill, Outdoor Kitchen, Private Yard, RV Hookup, Storage
Lot Description	Back Yard, Front Yard, Many Trees, Pie Shaped Lot, Private, See Remarks, Yard Drainage
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	September 27th, 2025
Days on Market	2
Zoning	RURAL ESTATE

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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