

**713054 Range Road 80**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2180047**



**\$769,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,572 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	11.81 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped, Many Trees, Native Plants, Pasture, Priv		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	24-71-8-W6
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Crown Molding, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Pool Table, Shuffle Board, Sauna, Basement Fridge, Basement Deep Freeze.

Exceptional Acreage Retreat Just 8 Miles from Grande Prairie! Welcome to this stunning 11-acre property, featuring a beautifully updated 2572 sq. ft. bungalow that seamlessly blends modern upgrades with serene rural living. From upgraded flooring, paint, lighting, vinyl windows, and a brand new septic system this well-maintained home offers the perfect balance of comfort and style. Step into a spacious, family-friendly layout designed for both functionality and relaxation. The kitchen, with ample workspace, flows effortlessly into the dining area, which opens onto a gorgeous enclosed sunroom—a tranquil spot to enjoy breathtaking views in every season. The living room’s cozy gas fireplace invites relaxation, while the main-floor laundry adds convenience. The master suite is a true retreat, complete with a beautiful ensuite featuring dual sinks and a walk-in shower. Two additional oversized bedrooms on the main floor share a full bathroom with dual sinks, ensuring plenty of space for family or guests. The large entrance includes a bonus area, currently set up as a hair salon but versatile enough for use as an office or hobby space, conveniently located near a beautifully tiled full bathroom with a shower. The fully developed basement provides endless possibilities, featuring a family room with a wood-burning fireplace, an extra bedroom, a half bath, cold storage, and generous storage space. Love to entertain? A pool table is included, adding to the home’s charm and versatility. Outside, the property shines with a 24x30 detached garage, a powered shed, and additional outbuildings, including a grain bin, for all your storage and workshop needs. The fully fenced pasture is perfect for horses, with the option to rent additional land nearby for livestock. Surrounded by mature trees, this property offers unparalleled privacy and wind protection. The inviting firepit area is

ideal for cozy evenings under the stars. With two wells (one currently in use), a brand-new septic system, and its prime location just minutes from Grande Prairie, this property is the ideal combination of rural tranquility and urban convenience.