

723034, Range Rd 62
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2199866



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,268 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Gravel Driveway, Workshop in C		
Lot Size:	4.89 Acres		
Lot Feat:	Back Yard, Brush, Lawn, Many Trees		

Heating:	Combination, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Linoleum, Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-72-6-W6
Exterior:	Concrete, Vinyl Siding	Zoning:	CR-5
Foundation:	Slab, Wood	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, All window Coverings, 10x10 Shed (East Of House), Shed (East Of Shop), Gun Safe, Kids Merry Go Round

Welcome to this beautiful, fully renovated bungalow, perfectly situated on a spacious 4.89-acre lot with CR-5 zoning, just north of Grande Prairie. This property offers the perfect blend of rural tranquility and modern convenience, making it a fantastic opportunity for families, hobbyists, or business owners. This inviting bungalow boasts 4 spacious bedrooms and 3 full bathrooms, offering plenty of room for your family to grow. The home underwent a renovation in 2017, These updates include a new kitchen, flooring throughout, roof with upgraded blow-in insulation, and front deck. The back deck was redone in the fall of 2024. As you step inside, you're greeted by a bright, open-concept kitchen, with ample counter space, modern appliances, and plenty of cabinetry for all your culinary needs. The main floor also features two generously sized bedrooms, including a luxurious master suite that offers a private ensuite bathroom and a walk-in closet. The second bedroom is ideal for family members or guests. For those who need space for hobbies or work, this property doesn't disappoint. An attached garage and a massive 40 x 60 detached shop, providing the ideal setting for a variety of projects. Additionally, there's a large 16 x 60 cold storage area, perfect for protecting your toys, tools, or equipment from the elements. Whether you're a mechanic, business owner, or simply someone who enjoys having ample storage space, this setup is perfect for you. The opportunities are endless with additional outdoor features such as a 10x10 garden shed—ideal for gardening enthusiasts—and ample space for activities like snowmobiling, camping, or car collecting. This property truly caters to every passion or hobby you may have. If you love to entertain, this home offers the perfect setup. The front and back composite decks provide

a seamless connection between indoor and outdoor living, allowing you to enjoy the fresh air year-round. The North side features a 17x24 deck, while the South-facing back patio spans an impressive 13x42—perfect for hosting gatherings, relaxing, or enjoying a quiet evening in nature. This property offers exceptional value, blending the best of rural living with modern amenities and a versatile space that suits a wide range of interests and lifestyles. Don't miss the opportunity to make this dream home yours!