# \$829,900 - 720047 Range Road 63, Rural Grande Prairie No. 1, County of

MLS® #A2222709

#### \$829,900

4 Bedroom, 3.00 Bathroom, 2,137 sqft Residential on 4.50 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

Blissful acreage with traffic exposure- perfect for an at home business! Amazing location backing onto hole 3 of Bear Creek Golf Course. Enjoy the balance of serene country living and modern convenience with this 4.50-acre property. This location offers a private oasis all while benefiting from all the amenities of town just minutes away. This beautifully maintained home offers 4 generous bedrooms, including an expansive primary suite, and 2.5 bathrooms to accommodate the needs of any family. The convenience of main floor laundry enhances everyday living, while the attached garage provides direct access and additional storage space for all acreage toys & to park your vehicles in year-round! The kitchen- the heart of the home offers you plenty of space & is complemented with light cupboards & countertop with a view of the back yard. The property's CR-5 zoning makes it an ideal opportunity for those seeking a business location close to town. The oversized driveway and secluded setting offer both practicality and privacy, ensuring a peaceful and versatile lifestyle. A standout feature is the charming two-story outbuilding, perfect for a children's playhouse or a teen retreat. Additionally, the vast open space provides endless possibilities to build your dream shop or additional sheds. Surrounded by Bear Creek on multiple sides, this property







delivers a stunning private paradise! Don't miss the chance to own this extraordinary acreage that combines rural tranquility with urban convenience. Contact your favorite agent today and schedule a viewing to experience the potential of making this exceptional property yours!

Built in 1988

## **Essential Information**

MLS® #	A2222709
Price	\$829,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,137
Acres	4.50
Year Built	1988
Туре	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

# **Community Information**

Alberta T8X 4K1
Albena
Alberto
Grande Prairie No. 1, County of
Rural Grande Prairie No. 1, County of
NONE
720047 Range Road 63

#### Amenities

Parking	Double Garage Attached, Driveway, Oversized
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s),	Walk-In Closet(s)
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Dishwasher, Refrigerator, Stove(s), Washer/Dryer
In Floor, Fireplace(s)
None
Yes
1
Wood Burning
Yes
Full, Unfinished

# Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Few Trees
Roof	Cedar Shake
Construction	Vinyl Siding
Foundation	Poured Concrete

# **Additional Information**

Date Listed	May 20th, 2025
Days on Market	74
Zoning	CR-5

# **Listing Details**

Listing Office RE/MAX Grande Prairie

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