

# \$650,000 - 113, 704041 Range Road 72, Rural Grande Prairie No. 1, County of

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MLS® #A2225943

**\$650,000**

4 Bedroom, 2.00 Bathroom, 1,941 sqft  
Residential on 2.31 Acres

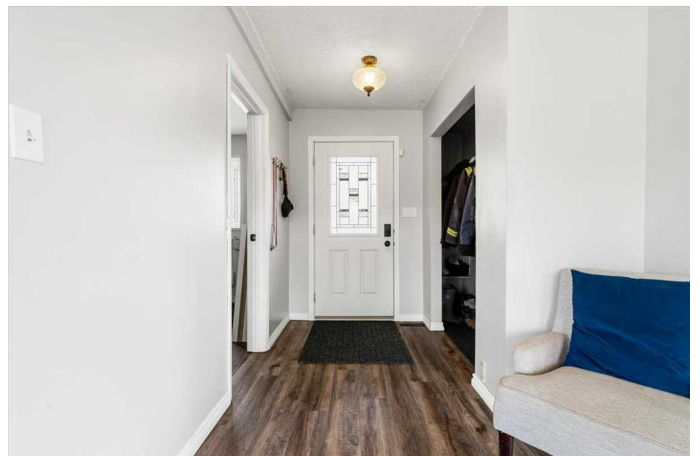
Riverview Pine Estates, Rural Grande Prairie  
No. 1, County of, Alberta

Tranquil Acreage Living Just Minutes from the  
City â€” Riverview Pine Estates

Discover refined country living with urban convenience in this beautifully maintained property nestled in prestigious Riverview Pine Estates, just outside the city limits in the County of Grande Prairie. This 2.31-acre CR-4 zoned parcel offers the ideal balance of privacy, functionality, and luxurious comfortâ€”perfect for families, entertainers, or those seeking space to thrive.

Step inside the spacious home featuring 4 bedrooms, 2 bathrooms, an office, and a main-floor den, thoughtfully laid out for both relaxation and productivity. The main bathroom has been elegantly renovated, and the interior boasts a blend of rustic charm and modern updates including newer flooring, updated cabinetry, and stylish wood countertops. A walkout basement with a cozy wood-burning fireplace adds warmth and character to the lower level.

The home is serviced with city water and a holding tank, ensuring reliability even during high usage. Recent mechanical upgrades include a newer furnace and hot water tank, with the Garage also plumbed for in-floor heating and equipped with forced air heat for year-round comfort.



Outdoors, enjoy the oversized 4-bay garage complete with floor drains and ample space for all your vehicles, hobbies, or workshop needs. The large deck invites outdoor living, featuring a built-in pool—a rare and luxurious touch—perfect for summer entertaining. The tin roof, paved access, and beautifully landscaped yard with mature trees offer both aesthetic appeal and practical durability.

Additional highlights include oak cabinetry, some new windows and a setting that’s both peaceful and conveniently located near the city.

Whether you're hosting gatherings, raising a family, or simply enjoying the serene views, this home offers a lifestyle that blends rustic luxury with modern ease. Properties like this are rare—book your private showing today and experience the best of acreage living in Riverview Pine Estates.

Built in 1988

**Essential Information**

MLS® #	A2225943
Price	\$650,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,941
Acres	2.31
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	113, 704041 Range Road 72
Subdivision	Riverview Pine Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W5G2

### **Amenities**

Parking	Quad or More Detached, RV Access/Parking
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### **Interior**

Interior Features	No Smoking Home, Wood Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Few Trees
Roof	Metal
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete, Wood, Perimeter Wall

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	74
Zoning	CR4

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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