# \$3,700,000 - 703034 Highway 40, Rural Grande Prairie No. 1, County of

MLS® #A2227319

## \$3,700,000

3 Bedroom, 2.00 Bathroom, 3,033 sqft Residential on 153.00 Acres

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

Discover your dream home nestled on a private quarter section of land, offering the perfect blend of tranquility and space. This impressive 3,033 sq ft residence welcomes you with a stunning spiral staircase and expansive windows that fill the home with natural light. The spacious kitchen is a chef's delight, featuring double ovens and ample room for entertaining. Contact a Realtor today for more details!

All bedrooms are designed with comfort in mind, each boasting its own walk-in closet. The luxurious primary suite offers a large ensuite, providing a personal retreat to unwind. Enjoy the wood stove in the living room where there is ample space for entertainment.

The property includes both an attached heated double garage and an additional detached garage, ensuring plenty of space for vehicles, or a workshop. Located in a peaceful and quiet area near the Wapiti River, this home offers the perfect escape while still providing easy access to nature and outdoor recreation.







Built in 2000

#### **Essential Information**

MLS® # A2227319 Price \$3,700,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 3,033
Acres 153.00
Year Built 2000

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

# **Community Information**

Address 703034 Highway 40

Subdivision NONE

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8W 5A9

#### **Amenities**

Parking Double Garage Attached, Double Garage Detached

# of Garages 4

#### Interior

Interior Features High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)

Appliances Dryer, Gas Stove, Refrigerator, Washer, Oven

Heating Forced Air, Propane

Cooling None
Fireplace Yes

# of Fireplaces 1

# of Fireplaces 1

Fireplaces Wood Burning Stove

Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description No Neighbours Behind, Private, Treed

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 19th, 2025

Days on Market 120 Zoning AG

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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