

# \$1,365,000 - 2, 711007 Range Road 63, Rural Grande Prairie No. 1, County of

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MLS® #A2248059

**\$1,365,000**

5 Bedroom, 4.00 Bathroom, 2,375 sqft  
Residential on 3.00 Acres

Dunkley Meadows, Rural Grande Prairie No. 1, County of, Alberta

Discover your private oasis, where nature and luxury converge just 5 minutes from Costco and 6 minutes from the Eastlink Center. Nestled on 3 impeccably landscaped acres, this pristine 2365 sq ft walkout bungalow is a haven for those who cherish serene living with urban convenience. Vibrant flowers, lush trees and manicured shrubs create a breathtaking backdrop, inviting you to listen to birdsong and watch wildlife roam.

Step inside this forever home and be captivated by sweeping forest views through expansive oversized windows. The coffered ceilings soar above an open-concept main floor, where a gourmet kitchen with a spacious island beckons for lively gatherings with family and friends. The seamless flow continues through a sunlit dining area to a partially covered deck, perfect for outdoor meals or quiet evenings under the stars.

This thoughtfully designed home boasts six bedrooms, including an oversized master suite that redefines comfort with tranquil ambiance. Stay cool with central air conditioning on summer days and cozy with dual high-efficiency furnaces in winter. The walkout basement transforms into your personal retreat - a sophisticated rec room with wet bar, custom wine cellar, and pool table area - evoking the charm of a private neighborhood pub. Step through the patio doors to a lower



deck, ideal for entertaining or unwinding in the hot tub under a canopy of stars.

Start your mornings sipping coffee on the east-facing deck, basking in the sunrise, or savor a cocktail on the southwest-facing deck as golden afternoon light bathes the landscape. Store your vehicles and gear in the oversized three-car garage and standalone shop, offering ample space for your adventures.

This is more than a home - It's a lifestyle, blending nature beauty, modern comfort, and endless possibilities. Schedule your private tour today and experience life in your own secluded paradise.

Built in 2017

### **Essential Information**

MLS® #	A2248059
Price	\$1,365,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,375
Acres	3.00
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	2, 711007 Range Road 63
Subdivision	Dunkley Meadows
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5B7

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Garage Faces Front, Heated Garage, Oversized, Triple Garage Attached, Additional Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Tankless Hot Water
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Garburator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Rain Barrel/Cistern(s)
Lot Description	Garden, Landscaped, Fruit Trees/Shrub(s), Gentle Sloping
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	CR-2

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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