

# **\$519,900 - 54, 720049 Road 85 Range, Rural Grande Prairie No. 1, County of**

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MLS® #A2248422

**\$519,900**

3 Bedroom, 2.00 Bathroom, 1,440 sqft  
Residential on 3.85 Acres

Woodland Acres., Rural Grande Prairie No. 1,  
County of, Alberta

Only 18 minutes from city limits lies a rare gem of pure bliss and serenity. 3.85 acres of breathtaking beauty surrounded by a lush curtain of mature trees that offer unmatched privacy. This one of a kind home has been completely updated to reflect today's modern trends while retaining a warm, inviting charm, boasting 1,440 sq. ft. of thoughtfully designed living space with 3 bedrooms, 2 full baths, a spacious kitchen, separate dining area, and two cozy living room which one features an electric fireplace with a sleek modern mantle and surround. The master suite is a true retreat, with a massive walk-in closet, a gorgeous ensuite with tile flooring, an updated vanity, and chic glass shower doors, plus sliding door access to a humongous wrap around deck, large portion of it is covered to create the perfect space for hosting family gatherings no matter the weather or season. Outdoors, the property offers endless opportunities to live your rural dreams, green spaces intertwined with the trees, a whimsical treehouse for the kids, a charming barn with a fenced chicken coop, and multiple areas to keep animals or grow your own food. A 24x40 heated, 220v-wired shop stands ready for projects and hobbies, alongside a camping spot with firepit, RV hookups, and multiple outbuildings. Lovingly cared for over the years, this property has seen numerous upgrades



including a tin roof, new windows and sliding doors, enhanced attic and wall insulation, refreshed flooring, and updated siding. Whether you're dreaming of self sufficiency, family adventures, or simply a tranquil escape, you truly can't put a price on the memories waiting to be made here. This is your chance to own a slice of paradise!

Built in 1978

### Essential Information

MLS® #	A2248422
Price	\$519,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	3.85
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	54, 720049 Road 85 Range
Subdivision	Woodland Acres.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

### Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle
Has Basement	Yes
Basement	Partially Finished, Partial

## Exterior

Exterior Features	Other
Lot Description	Few Trees, Landscaped, Lawn, No Neighbours Behind, Treed
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 13th, 2025
Days on Market	1
Zoning	CR4

## Listing Details

Listing Office	RE/MAX Grande Prairie
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