

# **\$709,000 - #90, 715010 Range Road 84, Rural Grande Prairie No. 1, County of**

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MLS® #A2253686

**\$709,000**

6 Bedroom, 3.00 Bathroom, 2,236 sqft  
Residential on 2.91 Acres

Hilltop Estates., Rural Grande Prairie No. 1,  
County of, Alberta

A custom-built 2,236 sq ft 6 bedroom, 3 bath home on 2.91+/- acres in Hilltop Estates, just 15 minutes West of Grande Prairie. This 2-storey home features a main floor primary bedroom, a full bath, kitchen, living room and large entry. The upper level has 5 more bedrooms, 2 bathrooms, a laundry room and a flex space. Beautiful wood plank flooring throughout the home. Energy-efficient construction with balance of new home warranty. There are covered decks front and rear, an 800 sqft attached garage with heat, floor drain and a 12 ft high door. Located in the NE corner of the subdivision, there is pavement on 2 sides of the property. The home and yard were developed, leaving mature trees providing windbreak and privacy. There is a large fenced garden area, greenhouse, storage sheds, wood shed, treehouse and fire pit. There are many fruit trees and raspberry bushes. There is lots of parking and a circular driveway. This is a great home and property with the right location. Great value for the price. Call your Realtor® of choice for more information and an appointment to view.



Built in 2019

## **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2253686                         |
| Price          | \$709,000                        |
| Bedrooms       | 6                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,236                            |
| Acres          | 2.91                             |
| Year Built     | 2019                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | #90, 715010 Range Road 84             |
| Subdivision | Hilltop Estates.                      |
| 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        | Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                         |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Pantry                                                     |
| Appliances        | Dishwasher, Dryer, Electric Oven, Gas Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Partial, Crawl Space                                                          |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, RV Hookup, Storage |
|-------------------|-------------------------------------------------------------------------------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Corner Lot      |
| Roof            | Fiberglass      |
| Construction    | Vinyl Siding    |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 53                  |
| Zoning         | CR-3                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | All Peace Realty Ltd. |
|----------------|-----------------------|

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