# \$689,900 - 17 714053 Road 73 Range, Rural Grande Prairie No. 1, County of

MLS® #A2256529

### \$689,900

5 Bedroom, 3.00 Bathroom, 1,276 sqft Residential on 3.66 Acres

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

Acreage living in Lakeview Estates! Only minutes from city limits this 3.66 acre property is zoned CR4 and offers the perfect blend of privacy and convenience at an affordable price. Featuring numerous updates including windows, roof, appliances, septic system, well â€" making it truly the perfect family home. Inside, you'II find 5 spacious bedrooms, three full bathrooms, plenty of natural light and many tasteful renovations throughout. The finished walk out basement is thoughtfully set up providing more than enough space for the whole family. Enjoy the extra space of a triple-car garage for vehicles, toys, and storage, plus several smaller outbuildings ideal for garden sheds or hobby use. For those who enjoy outdoor living, this property has a well maintained fire pit + garden area, loaded apple trees and saskatoon bushes as well as a large kids playground area. The stunning view is one you'll enjoy all year round! \*list of all updates available upon request\*







Built in 1990

#### **Essential Information**

MLS® # A2256529 Price \$689,900

Bedrooms 5 Bathrooms 3.00 Full Baths 3

Square Footage 1,276

Acres 3.66 Year Built 1990

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 17 714053 Road 73 Range

Subdivision Lakeview Estates.

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8W 5J7

#### **Amenities**

Parking Triple Garage Detached

# of Garages 3

#### Interior

Interior Features Open Floorplan

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Basement, Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Playground, Storage

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation ICF Block

#### **Additional Information**

Date Listed September 11th, 2025

Days on Market 52

Zoning CR4

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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