

# \$2,299,900 - 723047 Range Road 54, Rural Grande Prairie No. 1, County of

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MLS® #A2165433

**\$2,299,900**

5 Bedroom, 4.00 Bathroom, 3,115 sqft  
Residential on 74.73 Acres

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

You won't want to miss this incredible opportunity! Nearly 75 acres of prime CR5-zoned land featuring TWO homes and a massive 3,200 sq. ft. heated shop – the potential here is off the charts! Whether you're looking for a profitable investment or the ideal spot to build your dream life, this property has it all.

The main home is a beautiful custom-built Cardon walk-out bungalow (2003) with stone and stucco finishing, offering 5 bedrooms, 4 bathrooms, and an expansive 5,922 sq. ft. of living space. Inside, you'll find an open-concept design with La Flure kitchen cabinets, stone countertops, an RO water system, and a hot water tap in the kitchen. The home also features tile and hardwood floors, stunning solid wood beams, and large windows that bathe the space in natural light. The master suite includes a walkout patio, a spa-like ensuite with a steam shower and jetted soaker tub, and a massive walk-in closet. Additional highlights include main-floor laundry, a large boot room leading to a heated garage, and a gorgeous 3-season room for outdoor enjoyment. The property also boasts a new roof, newer asphalt driveway, upgraded appliances (including a Bosch induction oven), 7-zone in-floor heating, a gas fireplace, epoxy-coated garage floors with hot/cold taps, central vac, and a garburator.



The fully developed walk-out basement is perfect for entertaining, with a wet bar (convertible into a kitchenette), a theater room, rec room, pool table, and 2 large bedrooms. Outside, enjoy a covered patio, beautiful stone walkways, a custom pond, and a cozy firepit area.

The property also includes:

2005 manufactured home (1,760 sq. ft.), featuring 3 bedrooms, 2 bathrooms, a double heated garage, sunroom, and deck. The home is meticulously maintained, making this property versatile and rare.

The heated 3,200 sq. ft. shop (with a newer roof) includes 220 power, a concrete floor, 3 overhead doors, a mezzanine, lunchroom, office, and bathroom. a 1/4 of this shop is rented on a month-to-month basis capturing \$1900 per month! There's also a 42 x 64 pole building (built in 2008), multiple sheds, a greenhouse, an office shack, and a Marmot plastics building. The land is fully equipped with irrigation lines, a dugout, a drilled well, and a full-treatment center septic system. Lawn maintenance equipment and water/gas tanks may also be included. Some furnishings may be negotiable.

The property current captures \$5,900/month in rental income, this property offers a rare investment opportunity. Don't miss out on this one-of-a-kind find! Call your favorite agent.

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2165433    |
| Price          | \$2,299,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,115       |

|            |                                  |
|------------|----------------------------------|
| Acres      | 74.73                            |
| Year Built | 2003                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Bungalow, Acreage with Residence |
| Status     | Active                           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 723047 Range Road 54                  |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 4J6                               |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 20                                    |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 4                                     |

### Interior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Wood Windows, Jetted Tub, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                                                                                                                     |
| Heating           | Forced Air, Boiler, In Floor                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                             |
| Basement          | Full, Exterior Entry, Finished, Walk-Out                                                                                                                                                                                                        |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Gray Water System, Private Yard, Rain Gutters, Storage |
| Lot Description   | Private, Lawn, Landscaped, No Neighbours Behind, Underground Sprinklers  |
| Roof              | Asphalt Shingle                                                          |

|              |                            |
|--------------|----------------------------|
| Construction | See Remarks, Stone, Stucco |
| Foundation   | Poured Concrete            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2024 |
| Days on Market | 202               |
| Zoning         | CR-5              |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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