



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

743026 RD71 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2216005



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,120 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	6.70 Acres		
Lot Feat:	Cleared, Garden, Landscaped, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-74-7-W6
Exterior:	Brick, Vinyl Siding	Zoning:	CR-5
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge stove dishwasher washer dryer		

Welcome to this stunning 6.7-acre acreage offering the perfect blend of country charm and modern comfort. This spacious home features 5 bedrooms and 4 bathrooms—ideal for families of all sizes. Enter through the garage into a functional mudroom with built-in locker-style cubbies. Leading through to the main floor that boasts a stylish kitchen with a pantry, stainless steel appliances including a brand new dishwasher. It offers a large dining area with patio doors leading to a spacious deck—perfect for outdoor entertaining. There is a cozy sitting room with a fireplace, a main floor bedroom, and full bathroom to complete the main level. Upstairs, the master suite is a true retreat with breathtaking views of the horse pen, a jacuzzi tub, walk-in closet, and ensuite with double sinks and tiled shower. There are two more bedrooms, a full bathroom, upper-level laundry, and a bonus room with surround sound and projector to offer space for the whole family. The fully finished basement adds even more room with a fifth bedroom, another full bathroom, and a large great room—perfect for a home gym, play area or additional living room. Home also includes a brand new hot water tank as well as motherboard in furnace replaced 4 years ago. Outside, you’ll find a double attached garage, a fenced horse pen, and a 26' x 28' shop on skids with 100 amp service and an overhead door—ideal for storage, projects, or small equipment. This property offers the perfect mix of space, function, and peaceful rural living!