



**GRASSROOTS**  
REALTY GROUP

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113, 704041 Range Road 72  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2225943



**\$650,000**

<b>Division:</b>	Riverview Pine Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,941 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached, RV Access/Parking		
<b>Lot Size:</b>	2.31 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum, Vinyl
<b>Roof:</b>	Metal
<b>Basement:</b>	Finished, Full, Walk-Out To Grade
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding
<b>Foundation:</b>	Perimeter Wall, Poured Concrete, Wood
<b>Features:</b>	No Smoking Home, Wood Counters

<b>Water:</b>	Other, Public
<b>Sewer:</b>	Septic Tank
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	CR4
<b>Utilities:</b>	-

**Inclusions:** Pool, Garage Heater

Tranquil Acreage Living Just Minutes from the City &ndash; Riverview Pine Estates Discover refined country living with urban convenience in this beautifully maintained property nestled in prestigious Riverview Pine Estates, just outside the city limits in the County of Grande Prairie. This 2.31-acre CR-4 zoned parcel offers the ideal balance of privacy, functionality, and luxurious comfort&mdash;perfect for families, entertainers, or those seeking space to thrive. Step inside the spacious home featuring 4 bedrooms, 2 bathrooms, an office, and a main-floor den, thoughtfully laid out for both relaxation and productivity. The main bathroom has been elegantly renovated, and the interior boasts a blend of rustic charm and modern updates including newer flooring, updated cabinetry, and stylish wood countertops. A walkout basement with a cozy wood-burning fireplace adds warmth and character to the lower level. The home is serviced with city water and a holding tank, ensuring reliability even during high usage. Recent mechanical upgrades include a newer furnace and hot water tank, with the Garage also plumbed for in-floor heating and equipped with forced air heat for year-round comfort. Outdoors, enjoy the oversized 4-bay garage complete with floor drains and ample space for all your vehicles, hobbies, or workshop needs. The large deck invites outdoor living, featuring a built-in pool&mdash;a rare and luxurious touch&mdash;perfect for summer entertaining. The tin roof, paved access, and beautifully landscaped yard with mature trees offer both aesthetic appeal and practical durability. Additional highlights include oak cabinetry, some new windows and a setting that&rsquo;s both peaceful and conveniently located near the city. Whether you're hosting gatherings, raising a family, or simply enjoying the serene views, this home

offers a lifestyle that blends rustic luxury with modern ease. Properties like this are rare&mdash;book your private showing today and experience the best of acreage living in Riverview Pine Estates.