



**GRASSROOTS**  
REALTY GROUP

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**#7, 714010 73 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2227315**



**\$799,000**

<b>Division:</b>	Canon Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,665 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.43 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind		

<b>Heating:</b>	High Efficiency, Forced Air
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Open Floorplan

<b>Water:</b>	Well
<b>Sewer:</b>	Septic Field
<b>Condo Fee:</b>	-
<b>LLD:</b>	28-71-7-W6
<b>Zoning:</b>	CR2
<b>Utilities:</b>	-

**Inclusions:** Na

Want to live where everyone still waves and looks out for their neighbors? Welcome to Canon Lake &mdash; a peaceful, close-knit rural community just minutes west of Grande Prairie, where connection, privacy, and pride of ownership still matter. This beautifully remodeled and fully developed 5-bedroom, 3-bathroom home is situated on a very well-treed, 3.44-acre parcel and offers the perfect blend of modern comfort, natural beauty, and lifestyle-enhancing features. With over 3,000 sq ft of finished living space, this home has been thoughtfully updated and carefully maintained. Inside, you'll be greeted by arched entryways, tray ceilings, and a bright, open-concept design. The kitchen features maple soft-close cabinetry, stainless steel appliances, a large walk-in pantry, and a sunny breakfast nook surrounded by bay windows overlooking your backyard oasis. The spacious primary suite includes dual closets and direct access to a south-facing, upper-level covered deck&mdash;perfect for enjoying your morning coffee or unwinding in the evening. The fully finished basement adds tremendous value with a large family/rec room warmed by a wood stove, three generous bedrooms, and a full bath&mdash;ideal for families, guests, or multi-generational living. The outdoor space is where this acreage truly shines. Whether you're hosting summer parties or enjoying the peaceful surroundings, you'll love these standout features: A heated pool with a surrounding sun deck for lounging and entertaining A south-facing upper-level covered deck for year-round outdoor enjoyment A firepit area, with trees strategically planted to offer future natural coverage and privacy A multitude of fruit-bearing trees and Canadian native trees throughout the property, enhancing privacy, shade, and natural beauty over time Garden space for growing your own produce or

flowers A children's playground and wide-open yard for recreation RV parking for guests or toys A double attached garage with 9' overhead doors for larger vehicles and storage The 3.44-acre lot is very well treed, offering privacy and a serene park-like setting with room to grow. The landscaping has been designed with future value in mind, combining low maintenance areas with long-term tree planning. Located just off AB-43, this property provides easy, paved access to Grande Prairie, while giving you the peace and space that only country living can offer. Whether you're soaking in the sunshine by the pool, growing your own food, or sitting by the fire under the stars—this is the kind of property that delivers every season, every year.