



**GRASSROOTS**  
REALTY GROUP

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**51014 Twp 712**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2237642**



**\$899,900**

<b>Division:</b>	Arthur Lane		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,317 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking, RV Garage		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Fruit Trees/Shrubs		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber Optic
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Stunning Acreage Just 5 Minutes from Grande Prairie in Arthur Lane Subdivision! Welcome to your dream property—perfectly located just 5 minutes east of Grande Prairie in the sought-after Arthur Lane Subdivision. This beautifully designed bungalow with a bonus room sits on 3 acres of meticulously maintained land and offers the ideal combination of space, comfort, and versatility. Boasting 2,317 sq ft of thoughtfully designed living space, this home features an open-concept floor plan that flows effortlessly from room to room. Step into the inviting sunken living room, filled with natural light and anchored by a cozy built-in fireplace—an ideal space for family gatherings all year round. The kitchen is both functional and stylish, with plenty of cabinets, storage, and stainless steel appliances, complemented by a convenient dine-in area. Throughout the main living areas, beautiful hardwood flooring and vaulted ceilings elevate the home's warmth and elegance. The master suite is your personal retreat, complete with a spacious layout and luxurious ensuite featuring a jetted tub, along with two additional generously-sized bedrooms. Above the attached 23'x24' double garage, the bonus loft room offers the perfect flex space—ideal for an office, guest room, or playroom. Downstairs, a separate entrance leads to a fully finished basement. It includes a large rec room, two additional bedrooms, a full bathroom, and plenty of storage space. Outside, this property continues to impress. The yard is a gardener's paradise, with mature perennial beds and expansive green space. The entire acreage is completely fenced with a gated entrance, including a fenced dugout, fenced-off horse pasture, and underground water lines to both the pasture and the 42'x52' heated shop. The shop is a standout feature, with drive-through 14'x14'.

overhead doors, underground power, and ample room for hobbies, storage, or operating a small business. Zoned CR-2, the property allows for up to 4 commercial trucks, 2 trailers, and 3 horses, with county approval. This zoning also supports home-based business opportunities. Enjoy access to unlimited water from a shared well for just \$600/year, and benefit from low county taxes and fibre optic internet ready at the end of the driveway. For outdoor enthusiasts, ATV trail access right across the road adds even more appeal. Whether you're looking for peaceful country living, a business-friendly property, or a hobby farm setup, this acreage truly offers it all. Don't miss your chance to own a rare gem in Arthur Lane—call today to book your private showing! It's more than just a house; it's a place where memories are made.