



**GRASSROOTS**  
REALTY GROUP

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91, 742033 Range Road 53  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2258329



**\$650,000**

Division:	Spruce Villa Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,290 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.00 Acres		
Lot Feat:	Many Trees, On Golf Course, Private, Rectangular Lot		

Heating:	Forced Air
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Vaulted Ceiling(s)

Water:	Well
Sewer:	Septic Field
Condo Fee:	-
LLD:	-
Zoning:	CR 4
Utilities:	-

Inclusions: none

Discover the perfect blend of privacy, convenience, and space with this beautifully upgraded 5 bedroom, 3 bathroom bungalow on 3 treed acres in Spruce Villa Estates, located right beside Spruce Meadows Golf Course and just minutes from Grande Prairie with pavement right to the driveway. The open-concept main living area features vaulted ceilings, a professionally updated island kitchen, and newer vinyl plank flooring, while the master retreat offers a jet tub, separate shower, dual sinks, and a walk-in closet. The fully finished basement adds a spacious rec room, two additional bedrooms, full bathroom, den, and large laundry/storage room. Outdoor living shines with a screened and covered deck with gas hookup, side deck, trails, firepit, playhouse, and garden space. For families needing storage and workspace, there are two “garages”—one attached and heated with new shingles (2018) and furnace (2022), and one detached with 100-amp service. With recent updates including fresh paint and a new well pump, this turn-key acreage offers the private, upgraded lifestyle you’ve been looking for, just a short drive from town. ( link to the brochure in the ad or ask your realtor)