



**12, 712051 Range Road 54  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2266187**



**\$789,900**

<b>Division:</b>	Lawra Estates	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey, Acreage with Residence	
<b>Size:</b>	2,039 sq.ft.	<b>Age:</b> 1994 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Quad or More Attached	
<b>Lot Size:</b>	4.15 Acres	
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Many Trees	

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	16-71-5-W6
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Laminate Counters, See Remarks		

**Inclusions:** Refrigerator, stove, washer, dryer, dishwasher, window coverings, garage door opener(s), ride on lawnmower with attachments (wagon, aerator, & sweeper), rototiller

Tucked away on a quiet dead-end road in Lawra Estates, this beautifully treed 4.15 acre county property offers the perfect blend of privacy, space, and comfort. Featuring a 5 bedroom, 3.5 bathroom two-storey home with both an attached heated double garage and an additional attached extra-long double garage, this property is ideal for anyone needing room for vehicles, hobbies, or storage. As you arrive, the horseshoe driveway welcomes you to a home that feels both secluded and connected, with a park just across the road and a yard framed by mature trees. Inside, high ceilings and an open floor plan create an airy, inviting atmosphere. The wood stove in the living room adds warmth and charm, perfect for cozy winter evenings or rainy days. The kitchen overlooks the private backyard and features stainless steel appliances, a breakfast bar, and a spacious dining area that opens to an enclosed back porch, a peaceful retreat for morning coffee or unwinding after a long day. Also on the main level are a convenient half bath and laundry room. Upstairs, you'll find four bedrooms and a 4-piece main bathroom, including the primary suite, which features a walk-in closet and 4-piece ensuite. The primary bedroom's large window frames the picturesque yard and opens onto a covered balcony, the perfect spot to take in the serenity of the surrounding nature. The basement has even more living space with a family room, additional bedroom, flex area, and a 3-piece bathroom, giving everyone room to relax and spread out. This property offers the peace of country living with the practicality of a well-designed home and thoughtful updates throughout, a truly special find in a sought-after setting. Reach out to your agent today to book a private viewing. Some recent updates include a new well pump this winter, septic tank emptied fall 2025, a reverse osmosis

system installed in the kitchen -2024, new basement bathroom - 2023, large triangular window in living room replaced -2023, new washer and dryer - 2022, a new pressure tank - 2021.