



38- 721022 Range Road 54
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2280122



\$849,900

Division:	Goldenrod Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,946 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Heated Garage, Quad or More Attached		
Lot Size:	2.84 Acres		
Lot Feat:	Square Shaped Lot		

Heating: Forced Air, Natural Gas

Water: Well

Floors: Carpet, Hardwood, Tile

Sewer: Septic Tank

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: 8-72-5-W6

Exterior: Concrete, Vinyl Siding

Zoning: CR5

Foundation: Poured Concrete

Utilities: Natural Gas Connected

Features: Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry

Inclusions: Solar Panel

This stunning acreage offers the perfect balance of city convenience and rural serenity. Situated on 2.84 acres, this expansive home features 6 bedrooms, 3.5 bathrooms, and a dedicated home office. Entertainment is elevated here with a custom "starlight" home theater room, perfect for movie nights under the "stars." Car enthusiasts and hobbyists will love the massive 4-car garage, while the integrated solar panels ensure modern energy efficiency. Enjoy the best of both worlds—minutes from the city, but a world away from the noise.