



**57-704010 64 Range Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2281810



\$989,900

Division: Mystic Ridge

Type: Residential/House

Style: Acreage with Residence, Bi-Level

Size: 2,429 sq.ft. **Age:** 2021 (5 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Heated Garage, Quad or More Attached

Lot Size: 2.47 Acres

Lot Feat: Many Trees, No Neighbours Behind, Private

Heating: Forced Air

Water: Public

Floors: Hardwood, Tile

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 29-70-6-W6

Exterior: Vinyl Siding

Zoning: CR-2

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Located in the prestigious Mystic Ridge, this like-new custom home sits on a private 2.47-acre treed lot with paved access, offering the perfect balance of luxury and nature. The bright, open main floor showcases soaring ceilings, custom beam work, and a cozy gas fireplace, creating an elegant yet welcoming atmosphere. A chef-inspired kitchen anchors the home with quartz countertops, premium appliances, a large island, and a butler's pantry—ideal for entertaining and everyday living. The main-level primary retreat offers a spa-style ensuite and walk-in closet, while the upper level features a vaulted bonus room, built-in office, upgraded laundry, and two spacious bedrooms. Enjoy a heated, finished quadruple garage, oversized deck, and a private yard with trails and play space. Engineered plans for a future shop add excellent potential (county approval required). Close to river and crown land, with city water, air conditioning, and low county taxes. Don't miss out and book your showing today!