



**723047 A & B Range Road 54  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2284611**



**\$1,900,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,115 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	74.73 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, No Neighbours Behind, Private, Underground Sprinklers		

<b>Heating:</b>	Boiler, In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Stucco	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Wall ovens, Washer/Dryer, AC, All window coverings, Garage door openers, TV mounts, Garage floating shelving, Closet organizers, Theatre equipment, Pool table, Play set, garden boxes, Greenhouse, Pellet Heater, Coverall, All Sheds, Atco Office trailer, Mobile Home: Fridge, Stove, Microwave, Dishwasher, Washer/DryerShop: Washer, Dryer, Fridge, Microwave, Trash computer, hot water tap (on demand)

You won't want to miss this incredible opportunity. Nearly 75 acres of prime CR5-zoned land featuring TWO residences and a 40 x 80 - 3,200 sq. ft. heated shop. The potential here is exceptional. Whether you're seeking a revenue-generating investment or the perfect setting to build your dream lifestyle, this property delivers. The main residence is a stunning custom-built Cardon walk-out bungalow (2003) with timeless stone and stucco finishing, offering 5 bedrooms, 4 bathrooms, and an impressive 5,922 sq. ft. of living space. The open-concept design showcases La Flure cabinetry, stone countertops, RO water system, and a convenient hot water tap. Rich hardwood and tile flooring, solid wood beams, and expansive windows create a warm, light-filled interior. The primary suite is a true retreat, complete with walkout access, a spa-inspired ensuite featuring a steam shower and jetted soaker tub, and a spacious walk-in closet. Additional highlights include main-floor laundry, a large boot room with access to the triple heated garage, and a beautiful 3-season room. Notable upgrades and features include a new roof, newer asphalt driveway, upgraded appliances (including a Bosch induction oven), 7-zone in-floor heating, gas fireplace, central vacuum, garburator, and epoxy-coated garage floors with hot and cold taps. The fully developed walk-out basement is designed for entertaining, offering a wet bar (easily converted to a kitchenette), theatre room, rec space, pool table area, two additional large bedrooms, full bathroom, storage rooms and large utility room. Outside, enjoy the covered patio, stone walkways, custom pond, and firepit area—perfect for relaxing or hosting. Irrigation at the main yard site. The property also includes a meticulously maintained 2005 manufactured home (1,760 sq. ft.) featuring 3 bedrooms, 2 bathrooms, a double

heated garage, sunroom, and deck. This home is currently tenant occupied on a month-to-month basis by reliable long-term tenants who would be happy to stay, offering immediate income with flexibility for the new owner. The 3,200 sq. ft. heated shop (with newer roof) is well-equipped with 220 power, concrete flooring, three overhead doors, mezzanine, lunchroom, office, and full bathroom. Approximately one-quarter of the shop is currently rented on a month-to-month basis, generating \$1,995/month. Additional improvements include a 42 x 64 pole building (2008), multiple sheds, greenhouse, office shack, and Marmot plastics building. The land is fully serviced with irrigation lines at the main homes yard site, dugout, drilled well, and a full-treatment septic system. Currently generating close to \$4,000/month in rental income, this is a rare and versatile investment opportunity in a highly desirable setting. There is such value for this property, close to Grande Prairie for a quick commute, come view today.