



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

714026 Rge Rd 42
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2285771



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,340 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	4.99 Acres		
Lot Feat:	Private		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete

Foundation: Poured Concrete

Features: See Remarks

Water: Cistern

Sewer: Septic Field

Condo Fee: -

LLD: -

Zoning: CR-5

Utilities: -

Inclusions: \$5000 appliance allowance

Discover the perfect blend of country space and like-new living with this fully rebuilt 1,340 sq. ft. bungalow offering 6 bedrooms and 2 bathrooms, ideal for acreage buyers near Grande Prairie, Alberta. Professionally renovated from the floor up by Destiny Homes, this home includes a brand-new basement development with an estimated completion in the 4th week of March, delivering the peace of mind of new construction while sitting on a solid foundation that's approximately 17 years old. Inside, you'll love the fresh, modern finishings throughout, including new walls, trusses, roof and shingles, upstairs windows, furnace, hot water tank, kitchen, paint, and all new flooring on both levels, plus quartz countertops in the kitchen and bathrooms. The main floor features 3 bedrooms, a full bath, kitchen and dining area, and a large living room, along with a convenient back entryway complete with a sink and closet space. Downstairs, the fully developed basement offers a spacious rec room, 3 additional bedrooms, a large bathroom with double sinks, a freestanding tub, and a rain shower head, plus finished storage under the stairs with built-in shelving. Outside, this acreage setup is ready for work, storage, and rural lifestyle needs with a 40' x 14' garage or barn with loft, power, and tin exterior, a 30' x 21' tarp quonset, and two 11' x 13' grainery sheds with metal roofs, along with new treated decks on pilings including a 26' x 10' front deck and 14' x 11' back deck. Services include electric, propane heat, telephone line in place, water supplied by a 3,300-gallon cistern, and a septic tank and field installed approximately 17 years ago and recently pumped, with an overbuilt field rated for 500 gallons per day.

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