



**13 742033 Range Road 53**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2287700**



**\$765,000**

<b>Division:</b>	Spruce Villa Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,391 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.84 Acres		
<b>Lot Feat:</b>	Private, See Remarks, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	15-74-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to this beautiful acreage in Spruce Villa Estates, located on the same road as Spruce Meadows Golf Course and offering peaceful country living just minutes from town. Situated on 3 private, treed acres with pavement right to the driveway, this property offers the space, privacy, and lifestyle acreage buyers are looking for. This 4 bedroom plus den home features a bright and functional layout with open concept living and dining that is semi open to the living room, creating a welcoming space for both everyday living and entertaining. The main floor primary bedroom includes a large walk in closet, shared ensuite with the main bathroom, and a sliding door leading directly to the back deck, perfect for enjoying quiet mornings or evening sunsets. A den on the main floor offers flexibility for a home office or additional living space. Downstairs you will find three additional bedrooms, a full bathroom, a spacious family room, and laundry, providing plenty of room for family or guests. Step outside to enjoy the partially covered back deck overlooking the beautifully treed yard, complete with a large hot tub for year round relaxation. The property also features a heated attached garage, along with two additional sheds for extra storage. Several important updates have already been completed including new flooring in 2023, fresh paint in 2024, new shingles in 2021, and a well installed in 2014. Located in a quiet acreage community with great neighbours, this property offers the perfect blend of privacy, space, and convenience.