



**714074 Range Road 90**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2289150**



**\$649,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	8.92 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-71-9-W6
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Blinds, Wardrobe in primary bedroom, Shed, Greenhouse, Wood shed

Escape to the peace and privacy of country living on this beautiful 8.92 acre property located just 20 minutes west of Grande Prairie and 10 minutes from Wembley. This well treed acreage offers the perfect balance of open space and mature trees, complete with two ponds, garden area, play space, and a private driveway creating a quiet rural setting. For those needing shop space, the property features an impressive 30' x 40' finished and heated garage/shop with a traditional overhead door on one side and a large sliding barn door on the end, providing excellent access for large projects, semi trucks, RVs, or even your old farm tractor. The yard is thoughtfully set up for enjoying acreage life with a garden area complete with greenhouse, a secondary open space for a kids play area and a fully finished shed that could easily serve as a bunkie, hobby space, or playhouse. Inside, the home is bright and welcoming with abundant natural light throughout the main level. The updated kitchen features hard-surface countertops, stainless steel appliances, plenty of cabinetry, and great workspace flowing nicely into the spacious dining area. The sunken living room is a warm and inviting place to gather, highlighted by a wood-burning fireplace and plenty of room for family and friends. The main floor offers three spacious bedrooms along with a large bathroom featuring a relaxing soaker tub and separate shower. Downstairs you'll find a fourth bedroom, additional bathroom, and a large rec room complete with a small wet bar, perfect for entertaining. A second rec room with extra storage and a slightly lower ceiling (beneath the sunken living room) creates a cozy space ideal for movie nights, gaming, or a kids' play area. Over the years the home has seen numerous updates including siding, a newer high-efficiency furnace, updated kitchen, flooring, lighting, and fresh paint,

giving the home a much newer feel than its age suggests. Enjoy the outdoors from two large decks &mdash; one off the living room overlooking the garden with beautiful morning sun and views down the driveway, and the other off the dining area, perfect for relaxing and catching the evening sunset. This property offers the space, privacy, and versatility that acreage living is all about, while still being within an easy drive to Grande Prairie and Wembley. Book your own private viewing today to experience it for yourself!