



13, 713001 Range Road 53A
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2136800



\$749,900

Division:	Jersey Meadows		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,500 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, RV Access/Parking, See Remarks, Triple Garage Attached		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Landscaped, Many Trees, See		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	See Remarks
Floors:	Carpet, Hardwood, Laminate	Sewer:	Holding Tank, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-71-5-W6
Exterior:	Stone, Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

Welcome to your dream oasis! This stunning custom-built two-storey home is situated on a sprawling 3-acre parcel, just off the pavement at the city limits and thoughtfully zoned CR5 (Country Residential 5). Boasting over 3000 square feet of fully developed living space, this residence is a testament to meticulous craftsmanship and modern luxury. As you approach, a sense of grandeur awaits with a large inviting entryway leading to a main floor that seamlessly combines functionality and elegance. The heart of the home is a spacious open kitchen and living area at the back, opening onto a beautiful west-facing deck adorned with a charming pergola—an ideal spot for captivating sunsets and memorable gatherings. The kitchen is a masterpiece, featuring stained cabinets, a large island with a ceramic sink, stainless steel appliances, and a generously sized pantry. Hardwood flooring graces the entire main floor, complemented by the warmth of a gas fireplace, a convenient half bath, and a dedicated laundry space. The main floor is intelligently designed, with an office space situated off the entryway and easy access to the heated and finished oversized garage. Upstairs, discover new flooring throughout, a large bonus room with an information center, creating a versatile space for work or play. Two additional bedrooms provide ample accommodation, while the master bedroom is a sanctuary unto itself. With a walk-in closet and a lavish ensuite boasting a large soaker tub, walk-in shower, and storage, the master suite is a luxurious retreat. The lower level of this residence is an entertainment haven, featuring a sizable family room and an inviting bar with a sink. An additional bedroom and bathroom complete this level, offering privacy and comfort for guests or family members. Beyond the luxurious interiors, this property offers practical amenities, including city water, an

underground pet fence, new hot water on demand, high-speed Fibre Optik internet, concrete skirting, and an RV pad. The thoughtful design extends outdoors to a large entertaining deck, enhancing the overall appeal of this acreage living experience. Located in a great community just 7 minutes from town and zoned for a shop, this meticulously crafted custom home on 3 acres is more than just a residence; it's a lifestyle awaiting its next chapter. Seize the opportunity to call this exceptional property your home!