



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2165433**



**\$2,299,900**

<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 (22 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
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<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, Theater equipment, Pool table, Play set, garden boxes, Greenhouse, Pellet Heater, Coverall, All Sheds, Office trailer  
Mobile homes: Fridge x2, Stove x2, Microwave x 1, Dishwasher x2, Washer/Dryer x2  
Shop: Washer, Dryer, Fridge, Microwave, trash compactor, RO, Hot water tap at sink

You won't want to miss this incredible opportunity! Nearly 75 acres of prime CR5-zoned land featuring TWO homes and a massive 3,200 sq. ft. heated shop — the potential here is off the charts! Whether you're looking for a profitable investment or the ideal spot to build your dream life, this property has it all. The main home is a beautiful custom-built Cardon walk-out bungalow (2003) with stone and stucco finishing, offering 5 bedrooms, 4 bathrooms, and an expansive 5,922 sq. ft. of living space. Inside, you'll find an open-concept design with La Flure kitchen cabinets, stone countertops, an RO water system, and a hot water tap in the kitchen. The home also features tile and hardwood floors, stunning solid wood beams, and large windows that bathe the space in natural light. The master suite includes a walkout patio, a spa-like ensuite with a steam shower and jetted soaker tub, and a massive walk-in closet. Additional highlights include main-floor laundry, a large boot room leading to a heated garage, and a gorgeous 3-season room for outdoor enjoyment. The property also boasts a new roof, newer asphalt driveway, upgraded appliances (including a Bosch induction oven), 7-zone in-floor heating, a gas fireplace, epoxy-coated garage floors with hot/cold taps, central vac, and a garburator. The fully developed walk-out basement is perfect for entertaining, with a wet bar (convertible into a kitchenette), a theater room, rec room, pool table, and 2 large bedrooms. Outside, enjoy a covered patio, beautiful stone walkways, a custom pond, and a cozy firepit area. The property also includes: 2005 manufactured home (1,760 sq. ft.), featuring 3 bedrooms, 2 bathrooms, a double heated garage, sunroom, and deck. The home is meticulously maintained, making this property versatile and rare. The heated 3,200 sq. ft. shop (with a newer roof) includes 220

power, a concrete floor, 3 overhead doors, a mezzanine, lunchroom, office, and bathroom. a 1/4 of this shop is rented on a month-to-month basis capturing \$1900 per month! There's also a 42 x 64 pole building (built in 2008), multiple sheds, a greenhouse, an office shack, and a Marmot plastics building. The land is fully equipped with irrigation lines, a dugout, a drilled well, and a full-treatment center septic system. Lawn maintenance equipment and water/gas tanks may also be included. Some furnishings may be negotiable. The property current captures \$5,900/month in rental income, this property offers a rare investment opportunity. Don't miss out on this one-of-a-kind find! Call your favorite agent.