



GRASSROOTS
REALTY GROUP

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28 712054 Range Road 55
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2208785



\$669,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,611 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	4.31 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	See Remarks
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	RCRSA
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, window coverings, tv mounts, pet fence, \$7000 watts lighting system, gazebo, shelves by back door, garage: work bench, shelving on East wall, wifi extender, exhaust fan, ceiling fan, tack room and horse shelter, playhouse and firepit

Rare opportunity to own a beautifully appointed 1,611 sq ft bungalow on 4.31 acres within city limits! Built in 2020, this thoughtfully designed 3-bedroom, 2-bath home blends modern living with the freedom and privacy of acreage life—all while enjoying the convenience of being just minutes from city amenities. Step inside to a bright, open-concept main living space that features a large kitchen with quartz countertops, a generous island (42" x 75"), and seamless flow into the dining and living areas—perfect for entertaining. The spacious primary suite includes a 5-piece ensuite, and two additional bedrooms share a well-appointed 3-piece bathroom with tub/shower combo. A large laundry room with sink and storage keeps the day-to-day organized. Enjoy year-round comfort with central air conditioning and an advanced Navien combi boiler system that powers both on-demand hot water and forced-air heating via Hi-Velocity furnace. The home is constructed with efficiency and comfort in mind—18" open-web floor joists allow for heated airflow under the home, and the crawl space is spray-foamed and skirted for warmth. All lines under the home are protected with heat trace (though never needed due to the insulated design). Step outside and relax on the 8' x 41' front deck or the expansive 12' x 36' rear deck, complete with an 8-person hot tub and beautifully sodded yard (5,000+ sq ft laid in 2023). A buried cable pet fence was added in 2024, and Sunset Soffits with LED lighting add stunning curb appeal. Outbuildings include a fully finished 32' x 40' detached garage/shop with half bath, mezzanine, ample storage, and in-floor plumbing for cistern and pressure systems. Equipped with a 75,000 BTU heater, side-mount LiftMaster doors, and 9.5" thick reinforced concrete, this shop is ideal for any enthusiast or small business. The acreage is

fenced and well-suited for horses, featuring a 1,000-gallon cistern for livestock, a pole barn with tack room (8' x 16'), and additional structures including a 2-story playhouse/shed. Raised garden beds, a firepit area lined with 11 spruce trees, and rows of mature trees along the driveway offer both beauty and privacy. Additional features include: 4200-gallon cistern for the house (approx. \$60 bi-weekly to haul water) Two-chamber septic with pump-out field 200-amp-ready buried power service with 100 amp to house, garage, and future expansion/RV area Ample space for an additional outbuilding or solar installation This exceptional property offers the best of both worlds—acreage living and city convenience—with thoughtful infrastructure and room to grow. A must-see for anyone seeking space, comfort, and long-term flexibility.