



**GRASSROOTS**

REALTY GROUP

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**711044 Range Road 55  
Grande Prairie, Alberta**

**MLS # A2285951**



**\$1,164,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,235 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, See Remarks, Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control, 2 Sheds, Coverall Building, mirror in primary, 2 desks in office.

Immaculate custom-built top quality 1.5-storey home on a completely private, treed 5-acre parcel &mdash; on pavement and just minutes from popular amenities. Offering over 2,300 sq ft, this beautifully maintained home showcases numerous upgrades, including a renovated kitchen featuring white cabinetry, updated countertops, remodeled pantry, and new appliances. The cozy TV room and breakfast nook open onto a 16' x 32' composite rear deck complete with glass railing, gas BBQ hookup, pergola, and serene, private views &mdash; perfect for entertaining or relaxing. Just off the kitchen is the formal dining area highlighted by a striking three-sided fireplace, updated skylights, new windows, and hardwood flooring that flows into the elegant front sitting room with bright east-facing windows. The main floor also offers a convenient laundry room located near the half bath and attached double garage with radiant heat. The welcoming front entry leads to a stunning spiral staircase and upper level featuring a sprawling primary suite with fireplace, new windows, walk-in closet, and an updated ensuite with glass shower, soaker tub, and modern vanity. Two additional oversized bedrooms, an updated full bath, and a flexible bedroom/bonus room space complete this space along with upper-level AC. The basement is partially developed with rec room area & sewing room and includes two hot water tanks, dual furnaces, pressure system, and RO system. Outside, this CR-5 zoned property is meticulously landscaped and includes a large 24' x 60' Arch-Rib Coverall building with power and gravel floor, gravel parking pad, two storage sheds, and newer shingles replaced in 2020 &mdash; all surrounded by trees and pure privacy. This is a rare opportunity to purchase a stunning acreage close to town that is CR5 with pavement access and ultimate seclusion. City water available

at curb. This home shows 10/10 and you can feel the pride in ownership as soon as you approach the welcoming curved driveway. Every detail has been well thought out from the construction to the recent updates. This is not just a home; it's a lifestyle!