



13 742033 Range Road 53
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2287700



\$765,000

Division:	Spruce Villa Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,391 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	2.84 Acres		
Lot Feat:	Private, See Remarks, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-74-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this beautiful acreage in Spruce Villa Estates, located on the same road as Spruce Meadows Golf Course and offering peaceful country living just minutes from town. Situated on 3 private, treed acres with pavement right to the driveway, this property offers the space, privacy, and lifestyle acreage buyers are looking for. This 4 bedroom plus den home features a bright and functional layout with open concept living and dining that is semi open to the living room, creating a welcoming space for both everyday living and entertaining. The main floor primary bedroom includes a large walk in closet, shared ensuite with the main bathroom, and a sliding door leading directly to the back deck, perfect for enjoying quiet mornings or evening sunsets. A den on the main floor offers flexibility for a home office or additional living space. Downstairs you will find three additional bedrooms, a full bathroom, a spacious family room, and laundry, providing plenty of room for family or guests. Step outside to enjoy the partially covered back deck overlooking the beautifully treed yard, complete with a large hot tub for year round relaxation. The property also features a heated attached garage, along with two additional sheds for extra storage. Several important updates have already been completed including new flooring in 2023, fresh paint in 2024, new shingles in 2021, and a well installed in 2014. Located in a quiet acreage community with great neighbours, this property offers the perfect blend of privacy, space, and convenience.