



50, 712064 Range Road 51  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2292211



**\$824,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Meadow Brook Estates                               |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                   |               |                   |
| <b>Size:</b>     | 1,786 sq.ft.                                       | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                             |               |                   |
| <b>Lot Size:</b> | 2.82 Acres   |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, Low Maintenance Landscape, Treed |               |                   |

|                    |                                       |                   |                           |
|--------------------|---------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | 14-71-5-W6                |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame              | <b>Zoning:</b>    | CR-5                      |
| <b>Foundation:</b> | ICF Block                             | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | See Remarks                           |                   |                           |

**Inclusions:** n/a

Welcome to this charming Cape Cod 2-storey home in the desirable Meadowbrook subdivision, located just 10 minutes east of Grande Prairie. Situated on 3 acres, this property offers a peaceful setting with numerous trees planted throughout, including a beautiful row lining the driveway, with evergreens beginning to mature and provide increasing privacy year after year. The main level features a bright and inviting living room filled with natural light and anchored by a cozy wood-burning fireplace. You'll also find a spacious dining area, an updated kitchen with hard surface countertops, tile backsplash, and stainless steel appliances, along with a convenient eating nook adjacent to the main floor office. A practical back entry offers plenty of space for coats and shoes, with direct access to the 26' x 24' attached garage, as well as a combined half bath and laundry area. Upstairs includes a full bathroom, two generously sized bedrooms, and a comfortable primary suite complete with a walk-in closet and 4-piece ensuite. The fully developed basement adds excellent versatility with two additional bedrooms—one featuring direct access to a full bathroom—and two separate living areas. One space is ideal for a TV room, while the other can serve as a workout area, playroom, or flex space to suit your needs. Outside, enjoy a large front deck perfect for soaking up the daytime sun, along with a rear deck ideal for relaxing in the afternoon and evening. The yard offers plenty of room to enjoy, complete with a firepit area and space for family and entertaining. This home has been meticulously maintained and thoughtfully updated in recent years, including new shingles, new carpet, refinished hardwood floors, an updated kitchen, and fresh paint throughout—making it move-in ready. If you've been searching for an acreage to enjoy

this summer, this property checks all the boxes. Contact your real estate professional today to book your showing