



GRASSROOTS

REALTY GROUP

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8416 58 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2302039



\$849,900

Division:	Maplegrove		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,532 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	4.27 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	CR2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: sheds

Looking for the perfect acreage just minutes from city limits—with pavement right to your front door? This property truly checks all the boxes! Situated on 4.27 acres, this private and treed setting offers a peaceful country feel, complete with a creek along the west side of the property—creating a beautiful natural backdrop and added privacy. This updated and well-maintained bi-level blends space, comfort, and convenience. Step inside to a stunning executive kitchen by Lafleur’s Cabinets, thoughtfully designed for entertaining. Featuring an island with an eating bar, a cozy breakfast nook, and a formal dining area, this space is both functional and inviting. The main floor has been extensively updated and offers three bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. The bright and welcoming basement is filled with natural light and features a large family room with a gas fireplace, two additional bedrooms, a full bathroom, and a dedicated laundry room—perfect for growing families or guests. Outside, enjoy everything acreage living has to offer with an attached double heated garage, maintenance-free deck, playhouse, and a large garden area. There is also a separate, oversized gravel parking pad with its own west-side access—ideal for RVs, equipment, or additional vehicles. Peaceful country living with all the convenience of being just minutes from the city—this is a property you won’t want to miss.