



**GRASSROOTS**

REALTY GROUP

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**5, 711058 Range Road 64  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2302080**

**\$1,288,500**



<b>Division:</b>	Heritage Pointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,257 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Gravel Driveway		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** 2 tv and wall mounts, hot tub, R/O system, 6 GDO and controls, all out buildings, IN THE SHOP -air compressor, fridge upstairs, work bench and upper cabinet.

Escape the hustle and discover your own private retreat just minutes from Grande Prairie. Nestled on 3 beautifully treed acres, this property offers the perfect blend of space, comfort, and peaceful country living. This massive bungalow is designed for both everyday living and entertaining, featuring 4 bedrooms and 3 bathrooms. The bright and inviting main floor boasts an abundance of windows, filling the home with natural light, and a cozy gas fireplace in the living room to gather around. The warm oak kitchen offers plenty of workspace and storage, while a convenient office or den just off the living room adds flexibility for work or relaxation. The spacious primary suite is a true retreat, complete with a walk-in closet, private ensuite, and an additional bonus area currently set up as a gym—perfect for a second walk-in closet, nursery, or dressing room. You’ll also appreciate the ample storage throughout the home. Downstairs, the walkout basement is impressively large and ready for anything your lifestyle needs—featuring a family room, games area, additional bedrooms, bathroom, multiple storage rooms, and cold storage. Recent improvements add incredible value and peace of mind, including a hot water tank (2 years old), cedar shakes replaced in 2010, brand new paint throughout, and new carpet and baseboards in the basement. The home has also had poly-b plumbing removed (January 2026)—a major upgrade for today’s buyers. Outside, the property truly shines. Enjoy the serenity of mature trees, a garden area, fire pit, and plenty of open space for kids and pets to roam. For all your vehicles, toys, and projects, you’ll find both a 16’ x 22’ detached garage and an incredible 50’ x 62’ shop. The shop is a standout feature, offering 14’ x 14’ overhead doors, 16’ ceilings, and 3

commercial wall-mounted openers. It is fully tinned with electrical conduit, equipped with in-floor heat with boiler system, a holding tank for washing, LED lighting, and a floor drain—ideal for both personal and business use. Zoned CR-2, this property offers flexibility and endless potential, all while being just a short drive to city amenities.