



**714002 Range 93 Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2303547



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,020 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	23.40 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-71-9-W6
Exterior:	Mixed	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), No Smoking Home, See Remarks, Storage		

Inclusions: Shedx2

Massive bungalow acreage , boasting over 2000 square feet of living space just on the main level with must have main floor laundry. Situated only 20 minutes west of Grande Prairie, on 23.4 acres with fenced back yard, attached double car garage and 30x40 detached garage. Entering your new home you will be welcomed by ample closet space, with a full bathroom great for when tinkering outside and do not wanna drag mess through your home, off the entrance is grand laundry room. Updated vinyl plank throughout the rest of the main level. Kitchen hosts ample cabinet + counter space, and must have over window sink allowing you to veer into your back yard. There is two living rooms one has cozy brick feature wood burning fireplace, also two dining areas. Remainder of main floor consists of master bedroom with full en-suite, another bedroom and full bathroom. Heading to your insanely massive basement that has two more bedrooms, full bathroom, huge living room with another wood fireplace, incredible amount of space for adding 2 more bedrooms or theatre room/gym, there is also cold storage room and another entrance to upstairs which gives you the potential to easily suite the basement. Heading outside you will find fenced yard great for kids/pets, fenced are for horses, chicken coop, two sheds, and detached garage that is heated and 30x40 in size. This affordable acreage has so much to offer, and leaps of potential. Book your viewing today!***MEASUREMENTS OF GARAGE(S) / HOUSE BEING FINALIZED BY APRIL.24/2026***