



GRASSROOTS

REALTY GROUP

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**720047 Range Road 63
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2308119



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,137 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	4.50 Acres		
Lot Feat:	Backs on to Park/Green Space, Few Trees		

Heating:	In Floor, Fireplace(s)	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	3-72-6-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: All light fixtures, all window coverings, GDO + control(s), Lawn Mower.

Looking for space, privacy, and potential? This 4.50-acre property delivers it all, plus valuable traffic exposure, making it a fantastic option for anyone wanting to run a business from home! Located just minutes from town and backing directly onto Hole 3 of Bear Creek Golf Course, you’ll love the mix of convenience and quiet country living. The home itself has been well cared for and offers 4 bedrooms, including a spacious primary, along with 2.5 bathrooms to comfortably accommodate family life. You’ll appreciate the practicality of main floor laundry and the attached garage, offering easy access along with plenty of room for vehicles, storage, and all your acreage essentials. The kitchen is bright and functional, featuring light cabinetry, generous counter space, and a view overlooking the backyard. Zoned CR-5, this property opens the door for business opportunities without sacrificing privacy. The long, oversized driveway creates a welcoming approach while keeping the home nicely set back from the road. Outside, there’s no shortage of space to grow. A unique two-storey outbuilding adds extra versatility, ideal for a kids’ hangout, playhouse, or teen escape. Plus, with so much open land, there’s plenty of room to build a shop or additional outbuildings down the road. Surrounded by Bear Creek on multiple sides, this setting offers a peaceful, tucked-away feel that’s hard to find yet you’re still close to everything you need. If you’ve been waiting for an acreage that offers flexibility, privacy, and location, this one is worth a look. Reach out to your favourite agent to see it for yourself.