



#2, 715010 Range Road 84
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2309721



\$895,000

Division:	Hilltop Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,600 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Carport, Double Garage Attached, RV Access/Parking		
Lot Size:	2.93 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	Co-operative
Sewer:	Mound Septic
Condo Fee:	-
LLD:	-
Zoning:	Cr-3
Utilities:	-

Inclusions: negotiable

Welcome home - This immaculate 2.93-acre property is truly move-in ready and packed with value! The standout feature is the impressive 42 x 72 FT fully developed Goodon Shop with in-floor heat, 200 AMP service, bathroom, oversized overhead doors, concrete apron, and separate paved access. The beautifully maintained acreage offers mature landscaping, multiple outbuildings, fire pit area, large parking pads, and a brand new septic tank and mound installed in July 2025. The very well cared for 1600 sqft bungalow offers over 3000 sqft of living space with 5 bedrooms, 2.5 bathrooms, multiple living areas. This home is absolutely solid and has been so well taken care of over the years. Located in the quiet community of Hilltop Estates with paved roads and mail service nearby, this property shows pride of ownership throughout. A rare opportunity with incredible home, shop, and acreage value all in one while still being a short drive from Wembley or 20 minutes to Grande Prairie. Full list of updates available upon request!