



13 742033 53 Range Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2312714



\$750,000

Division:	Spruce Villa Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,391 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	2.84 Acres		
Lot Feat:	Cul-De-Sac, Front Yard, Lawn, Many Trees, No Neighbours Behind, Private, S		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-74-5-W6
Exterior:	Vinyl Siding	Zoning:	CR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautiful acreage in Spruce Villa Estates, located just a short walk from Spruce Meadows Golf Course and offering the kind of peaceful country lifestyle acreage buyers are searching for while still being only minutes from Sexsmith and a short drive to Grande Prairie. Set on 3 private, treed acres, this property offers space, privacy, and a setting that truly feels like an escape from the city. The 4 bedroom plus den home features a bright and functional layout with open concept living and dining spaces that are semi open to the living room, creating a welcoming atmosphere for both everyday living and entertaining. The main floor primary bedroom includes a large walk in closet, shared ensuite access to the main bathroom, and sliding doors leading directly to the back deck, perfect for enjoying quiet mornings or evening sunsets surrounded by nature. A den on the main floor provides flexibility for a home office or additional living space. Downstairs you will find three additional bedrooms, a full bathroom, spacious family room, and laundry area, offering plenty of room for family or guests. Outside, enjoy the partially covered back deck overlooking the beautifully treed yard complete with a large hot tub for year round relaxation. The property also features an oversized double attached heated garage with a wood stove, along with two additional sheds for extra storage. Several important updates have already been completed including new flooring in 2023, fresh paint in 2024, new shingles in 2021, and a well installed in 2014. Located in a quiet acreage community with great neighbours, this property offers the perfect blend of privacy, convenience, and the lifestyle that comes with living steps away from one of the area's most loved golf courses.