



12, 712074 Range Rd 55
Grande Prairie, Alberta

MLS # A2312765



\$799,000

Division:	Eagle Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,703 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Heated Garage		
Lot Size:	3.78 Acres		
Lot Feat:	See Remarks		

Heating:	High Efficiency	Water:	Shared Well
Floors:	Carpet, Hardwood, Other, See Remarks, Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Other, See Remarks	Zoning:	CR4
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks, Skylight(s), Storage		

Inclusions: Gazebo, Fire pit, Barbeque, Freezer (as-is), Zero-turn mower is negotiable (not considered part of listing price)

Immaculately cared for and move-in ready, this stunning bungalow sits on 3.78 picturesque acres just minutes from town, while still benefiting from county taxes until 2040. Surrounded by mature trees, fruit trees and beautifully maintained landscaping, the property offers the perfect balance of privacy, space, and convenience. Inside, the home is bright and welcoming with windows that flood the space with natural light. The spacious living area is centered around a cozy gas fireplace, creating a warm and comfortable atmosphere year-round. Rich hardwood flooring flows through the main living spaces, adding timeless character and warmth throughout. The beautifully updated kitchen was renovated in 2023 and offers a perfect blend of style and practicality, featuring modern cabinetry, generous storage space, and quality finishes. Additional highlights include a reverse osmosis water system and a cold storage room for added functionality. Designed for durability and curb appeal, the exterior is finished in low-maintenance Hardie board siding. Car enthusiasts, hobbyists, or anyone needing extra workspace will appreciate both the attached heated double garage and 30' x 26' heated detached shop, complete with 2-phase 20-amp and 3-phase 40-amp breakers. Outdoor living is equally impressive. Enjoy evenings around the fire pit in the gazebo, host gatherings on the spacious back deck, or take advantage of the concrete pad already wired with 40-amp power for a future hot tub installation. Fruit trees and mature landscaping further enhance the beauty and tranquility of this exceptional acreage.