



**745061 55 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2313364**



**\$595,900**

<b>Division:</b>	JD Renton Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,591 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	3.33 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Many Trees, Private, Wooded		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	See Remarks
<b>Foundation:</b>	Other
<b>Features:</b>	See Remarks

<b>Water:</b>	Well
<b>Sewer:</b>	Mound Septic
<b>Condo Fee:</b>	-
<b>LLD:</b>	32-74-5-W6
<b>Zoning:</b>	CR4
<b>Utilities:</b>	-

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS

STOP HORSING AROUND...Looking for a private, beautifully treed acreage with stunning landscaping,? This exceptional 1,591 sq. ft. stick-built home on a crawl space has seen extensive upgrades and renovations throughout the years, making it truly move-in ready. Major updates include a new furnace in 2021, new roof, soffits, and gutters in 2022, a trenched power line to the home with an upgraded roadside meter in 2023, a completely new septic system in 2024, plus a new well pump and holding tank installed in 2024 for added peace of mind. Inside, the home offers 5 spacious bedrooms including a primary suite with a walk-in closet and large ensuite, along with two separate living rooms providing plenty of space for family living and entertaining. The home also features stunning 2024 fireplace and media walls, while the fully remodelled 2025 kitchen is bright and beautifully designed with a farmhouse sink, quartz countertops, an oversized waterfall island, and all new stainless steel appliances including the washer and dryer. Additional 2026 upgrades include beautifully updated bathrooms and all new flooring throughout. Perfect for horse lovers, the property is fully fenced for horses and includes a powered barn currently set up with 2 horse box stalls, a grooming stall, tack room, and hay storage, with the potential to convert into a 6 box-stall barn. There is also a 50-foot fenced round pen and two large sheds, one of which was previously used as a walk-in chicken coop and could easily be used as such again. Nicely maintained and located close to crown land quad trails, this acreage offers the perfect combination of privacy, recreation, and country living.