



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

734036 Range Road 64
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2318566



\$699,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,548 sq.ft.	Age:	2015 (11 yrs old)
Beds:	6	Baths:	3
Garage:	Carport, Parking Pad		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Garden, Gentle Sloping, Lawn, Low Ma		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas, See Remarks, Wood	Water:	Drinking Water, Other
Floors:	Carpet, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-73-6-W6
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	CR-5
Foundation:	ICF Block	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: refrigerator, stove, microwave, washer, dryer, dishwasher

For more information, please click the "More Information" button. Welcome to this inviting, well-cared-for 1,550 sq ft home, built in 2015 and thoughtfully designed with quality and function in mind. The main floor features a bright living and dining area with large east- and west-facing windows, filling the home with natural light and showcasing stunning sunrises and sunsets year-round. The custom kitchen includes a corner pantry and ample cabinetry, designed for both everyday living and entertaining. The main floor offers 2 bedrooms plus an office—ideal for a growing family or work-from-home needs. The primary bedroom features a full ensuite and a spacious walk-in closet. A standout feature of this home is the dual entry rooms—both spacious and incredibly practical for acreage living—plus the convenience of main floor laundry and ground-level entry. The finished basement is designed for comfort and efficiency, featuring in-floor heat, a large rec room, storage room, furnace room, and 4 well-sized bedrooms. The storage room is separately insulated, making it perfect for cold storage. This home also features a wood furnace—a valuable and unique addition that offers an efficient alternative heating option. Step outside to enjoy low-maintenance concrete decks, a well-drained yard, a large established garden plot, and two outbuildings—one of which is powered—ready to support your acreage lifestyle. Additional features include a high-producing quality well and RO water system. Zoned CR5, this property offers incredible flexibility and long-term potential for hobby farms and home based businesses. Features: - 6 bedrooms, 1 office, 3 bathrooms - Built in 2015 - 1,550 sq ft home - 10 acres of usable land - CR5 zoning (flexible use potential) - Bright home with beautiful east & west exposure - Custom kitchen with

corner pantry - Primary bedroom with ensuite & walk-in closet - Main floor laundry - Ground-level entry - Dual entry rooms (ideal for acreage living) - Finished basement with in-floor heat - Separate insulated cold storage room - Wood furnace (efficient secondary heat source) - Concrete decks (low maintenance) - Well-drained yard - Established garden - 2 outbuildings (1 powered) - High-producing well + RO water system - Central vacuum - Great for animals, hobby farm, or home-based business potential - 6 minutes to Sexsmith - 16 minutes to Grande Prairie.