



723058 Range Road 95
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2319855



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,124 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Covered, Driveway, Gravel Driveway, Off Street, Single Garage Attached		
Lot Size:	6.49 Acres		
Lot Feat:	Garden, Lawn, Many Trees, No Neighbours Behind, Private, Treed		

Heating:	Central, Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Hardwood, Laminate	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	19-72-9-W6
Exterior:	Wood Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Piano

Escape to your own private country oasis! Situated on a magnificent 6.49-acre fully treed parcel, this exceptional acreage offers the perfect blend of scenic privacy, spacious family living, and incredible hobby utility. If you have been searching for a property that combines home comfort with plenty of room to roam and work, this is the one. The main level of the home is designed for both functionality and warmth, featuring a bright kitchen and a formal dining area. Gather in the inviting living room, centered around a classic, floor-to-ceiling brick wood-burning fireplace that promises cozy winter nights. A dedicated piano room offers the perfect flex space for a home office, library, or music studio. The main floor primary suite is a private retreat, boasting a walk-through closet that flows seamlessly into an ensuite complete with a comforting heat lamp positioned by the tub/shower combo. The crown jewel of the main level is the spectacular sunroom. Equipped with its own gas fireplace, this bright and airy space is already plumbed in and ready for a hot tub, creating the ultimate year-round sanctuary to take in the views of your forested land. Head upstairs to find a fantastic layout for families or guests, featuring two additional bright and spacious bedrooms, a full bathroom, and a massive secondary family room—perfect for movie nights or a children's play area. The partially finished basement provides an abundance of extra living and utility space, offering great potential to customize to your needs. Here, you will find a massive recreational room, a dedicated laundry room, another full bathroom, and a generous storage room to keep everything organized. An attached single garage provides secure parking and convenient access. The outdoor infrastructure truly sets this 6.49-acre property apart. The fully treed acreage offers ultimate peace and

seclusion, complete with a dedicated fire pit area perfect for evening gatherings under the stars. For the mechanic, woodworker, welder, or hobbyist, the property boasts an incredible 27 ft. by 39 ft. Quonset shop. This massive outbuilding features a full-sized garage door, 100-amp power, and its own dedicated sub-panel, making it fully ready for projects, equipment storage, or a dream workshop. Don't miss out on this rare gem that perfectly delivers the ultimate acreage lifestyle!