



GRASSROOTS
REALTY GROUP

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703024 Range Road 82 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2322167



\$974,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,450 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	125.58 Acres		
Lot Feat:	Lawn		

Heating: Central, Fireplace(s), Natural Gas

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: ICF Block

Features: Ceiling Fan(s), Closet Organizers, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s)

Water: Well

Sewer: Septic System

Condo Fee: -

LLD: 23-70-8-W6

Zoning: AG

Utilities: -

Inclusions: N/A

Welcome to your dream acreage! Ideally situated just south of Pipestone Golf Course, this beautifully maintained 125-acre property offers the perfect blend of privacy, functionality, and country living, all with pavement right to the driveway from Grande Prairie. The property backs onto Pipestone Creek and features fenced pasture suitable for cattle, with the flexibility to accommodate horses as well. Outbuildings include a heated 28' x 30' shop and a spacious 40' x 60' storage shed, providing ample room for equipment, hobbies, and agricultural use. The meticulously landscaped yard creates a warm and inviting first impression and offers plenty of space to enjoy the outdoors. Inside, the home exudes comfort and pride of ownership. The main floor features a spacious kitchen with a large island, abundant cabinetry, and excellent workspace. The adjoining dining area provides access to a covered deck, making it ideal for entertaining or enjoying peaceful country views. The bright living room is filled with natural light and is highlighted by a cozy gas fireplace. The primary bedroom offers a generous walk-in closet and a well-appointed 4-piece ensuite complete with a soaker tub and separate shower. Two additional bedrooms and a full guest bathroom complete the main level. The fully developed basement features an oversized family room with large windows, a second gas fireplace, and plenty of space for gatherings and recreation. Also located downstairs are a fourth bedroom, full bathroom, office, laundry room, and abundant storage space. The basement is constructed with durable ICF foundation walls and is complemented by a newer high-efficiency furnace and hot water tank. The attached garage is fully finished and provides plenty of room for vehicles and storage. Properties of this caliber rarely come available. With 125 acres, creek

frontage, excellent outbuildings, and a beautifully maintained home in a highly desirable location, this is a truly exceptional opportunity that must be seen to be fully appreciated.