



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

26, 712028 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2324975



\$779,000

Division:	Autumn Wood Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,656 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Gravel Driveway, None, Outside, Oversized		
Lot Size:	4.87 Acres		
Lot Feat:	Back Yard, Front Yard, Private, Treed		

Heating: Boiler, Forced Air

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting

Water: Well

Sewer: Septic Tank

Condo Fee: -

LLD: 5-71-14-W6

Zoning: CR-2

Utilities: -

Inclusions: N/A

Welcome to your dream acreage in the highly sought-after Autumnwood Estates, just 7 minutes east of Grande Prairie. Nestled on 4.8 beautifully treed acres, this exceptional 2,600 sq. ft. bungalow offers the perfect balance of peaceful country living and the convenience of being just minutes from the city. Built in 2006 and meticulously maintained, this home is truly a rare find. From the moment you step inside, you'll appreciate the soaring ceilings, expansive windows, and immaculate condition that make it feel as though it has never been lived in. Natural light pours throughout the home, showcasing breathtaking views of the surrounding property and creating a warm, inviting atmosphere. Designed with both comfort and functionality in mind, the main floor offers four spacious bedrooms, two full bathrooms, and a convenient half bath. The stunning primary suite is a true retreat, spanning nearly 300 square feet with ample space for a sitting area—the perfect place to enjoy your morning coffee while overlooking the peaceful surroundings. The luxurious ensuite features double vanities, a relaxing jetted tub and a separate shower creating a spa-like escape at the end of each day. Another notable feature is the basement, which is just as large as the main floor. It has in floor heat, a separate entrance, a half bathroom and is partially finished—making it the perfect space for kids to be kids, a man cave, additional bedrooms or even a separate suite. Outside, the property is just as impressive. Wander along your private walking trail leading to a beautiful pond tucked within the trees, creating a breathtaking setting for relaxing evenings, wildlife watching, or enjoying nature right from your own backyard. A 23' x 30' workshop with a gravel floor and wood stove provides excellent storage or workspace, while the area just off the laundry room offers the ideal location to

build the garage or shop you've always envisioned. If you've been dreaming of acreage living without sacrificing proximity to city amenities, this remarkable Autumnwood Estates property is one you won't want to miss. Offering exceptional care, timeless quality, and endless possibilities, it's ready to welcome its next owners home.