



GRASSROOTS
REALTY GROUP

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710050A Range Road 65 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2331969



\$977,407

Division:	Flyingshot Lake		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,777 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	5.31 Acres		
Lot Feat:	Garden, Many Trees, Private		

Heating:	Central	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-71-6-W6
Exterior:	Wood Frame	Zoning:	CR-5
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: Window Coverings/Blinds

Welcome to this beautifully developed 5.31ac property in the sought after community of Flying Shot Lake, offering peaceful acreage living, incredible shop space, and long-term potential... all just 5 km from Grande Prairie city limits. Built in 2005, this spacious raised bungalow offers over 3,500 sq. ft. of living space with 4 bedrooms, 3 full bathrooms, city water, a backup generator, and a triple detached garage. Inside, you'll appreciate timeless oak cabinetry and trim, charming archways, and oversized windows that fill the home with natural light. The main floor features a functional layout with an oversized primary and private ensuite. Two additional bedrooms and a full 4-piece bath provide space for family or guests, while the rear entrance includes a dedicated laundry room and convenient 3-piece bathroom - ideal for coming in from the yard, shop, or garage. The fully developed basement offers 1,800 sq. ft. of open living space with 9ft ceilings, large daylight windows, a 4th bedroom, 2 utility rooms, and room to add another bathroom while still allowing space for a theatre, games room, gym, or additional living area. The true showpiece of this property is the incredible 4,000 sq. ft. heated and powered shop. Complete with three 14ft overhead doors, natural gas heat, an office, bathroom, separate septic system, and its own southern driveway access, it's ideally suited for contractors, trades, equipment storage, home-based businesses, or anyone needing exceptional workspace. Zoned CR-5, this property also offers long-term potential. The approved future roadway connecting Hwy 43 to Hwy 40 will run adjacent to the property. Approx 0.37ac has already been subdivided, with no further land negotiations expected. As part of the approved project, approximately 75 trees are anticipated to be removed from the southwest corner of the property, creating future visibility toward the

Highway 40X corridor. Highway plans and additional project details are available upon request. Recent updates include a new septic system (2019), shingles (2021), hot water tank (2022), and furnace components (2018). The yard features a circular driveway with fountain, fire pit area, mature landscaping, and a second driveway to the shop. NOTE: A separate manufactured home currently situated on the property is not included in the sale and will be removed, the serviced pad, shared water and power connections, and separate septic system will remain, offering valuable flexibility for future use. From the incredible 4,000 sq. ft. heated shop and spacious family home to the advantages of CR-5 zoning and future Highway 40X exposure, this is a property that offers far more than today's needs - it offers tomorrow's possibilities. Whether you're an entrepreneur, contractor, investor, or simply dreaming of a country lifestyle with room to grow, opportunities like this are few and far between.