



GRASSROOTS
REALTY GROUP

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26, 720049 Range Road 85
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2339153



\$799,900

Division:	Woodland Acres		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,218 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.25 Acres		
Lot Feat:	Garden, Landscaped, Treed		

Heating:	Fireplace(s), Forced Air
Floors:	Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	French Door, Kitchen Island

Water:	Well
Sewer:	Septic System
Condo Fee:	-
LLD:	5-72-8-W6
Zoning:	CR-4
Utilities:	-

Inclusions: None

Serene, private, and completely nestled in the trees - this 4.25 acre property in Woodland Acres truly feels like your own private oasis. Located in a paved subdivision just 9 minutes from Wembley and approximately 20 minutes from Costco, you get the peace and privacy of acreage living without feeling too far from town. From the moment you pull in, pride of ownership is evident. A wraparound driveway welcomes you into the beautifully manicured, treed yard, complete with walking trails throughout the property, a firepit area tucked into the trees, a massive fenced garden and incredible outdoor living space. The huge wraparound deck offers plenty of room to relax, entertain and enjoy the surroundings. Inside, the home is spacious, beautifully updated and incredibly functional. The main floor features a massive updated kitchen with newer appliances, breakfast nook, formal dining area, living room, office, half bath and an oversized entryway with plenty of room for acreage life. Upstairs you'll find two additional bedrooms, the main bathroom and an impressive primary suite. The primary features a huge walk-in closet with its own makeup vanity and a spacious ensuite complete with a two person walk in shower. The fully developed basement adds even more versatility with another living room, separate exterior entrance, fourth bedroom, second office, full bathroom, kitchenette, laundry room and utility room - making it a fantastic setup for guests, older kids, a home business or extended family. Outside, there's no shortage of storage or workspace. In addition to the attached double garage, the property features a massive pole shed with 100 amp service and an attached lean-to, offering tons of space for equipment, toys and storage, with potential to convert it into a shop. Recent improvements include shingles (2013), HWT (2025), newer appliances,

a newer deck, a garden built approximately two years ago, and the septic was recently pumped. 4 bedrooms, 2 offices, 3.5 bathrooms, 4.25 private acres and an absolutely beautiful setting - this is the kind of acreage that feels like an escape every time you come home.