



GRASSROOTS
REALTY GROUP

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711045 Range Road 53
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2341837



\$1,299,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,330 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Quad or More Detached		
Lot Size:	2.98 Acres		
Lot Feat:	Front Yard, No Neighbours Behind, Treed		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-71-5-W6
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: dishwasher (x2), refrigerator (x2), stove (x2), washer (x2), dryer (x2), window coverings

Only 3 km from Grande Prairie city limits, this exceptional 2.98 acre property offers a rare combination of luxury living, incredible shop space, and versatility for families, investors, or business owners. Zoned CR-5 Country Residential and located outside a subdivision, the property offers exciting potential for home-based business opportunities, while fresh pavement leads right to the gated driveway. The one-owner, custom built 2018 home was designed with functionality and comfort in mind. An oversized 27'x30' attached garage leads into a spacious entry with main floor laundry and a 3-piece bathroom. Nearby, the primary retreat features access to the covered south-facing deck, a 5-piece ensuite with dual sinks and custom sliding door, soaker tub and walk-in shower, plus a walk-through closet. The heart of the home features a beautiful kitchen with granite countertops, a massive sit-up island, coffee bar, dual-tone cabinetry and corner pantry. It flows into the bright living room with a gas fireplace and large south-facing windows, while a formal dining area provides additional entertaining space. Two more bedrooms and a 4-piece bathroom complete the main level. Downstairs offers in-floor heat, three spacious bedrooms, two large living areas, a 4-piece bathroom and plumbing for a future wet bar. Additional comforts include central A/C, tankless hot water and reverse osmosis to the kitchen sink and fridge. Outside, enjoy the private yard, covered deck and graveled fire pit area before heading to the impressive 40'x60' detached shop with a 16'x60' covered lean-to. The shop features 200 amp service with welding plug, in-floor heat, sump pit and an overhead door into the lean-to. The mezzanine also features in-floor and radiant heat. Adding even more versatility is a fully self-contained 1,580 sq.ft. two-storey secondary suite attached to the shop. Complete with laundry and storage,

living space, 3-piece bathroom, in-floor heat and reverse osmosis. The upper level features a large bedroom with gas fireplace and private balcony. This additional living space creates exciting possibilities for potential rental revenue, multigenerational living, guest accommodations, or supporting business operations, subject to applicable approvals. With 2.98 acres just minutes from the city, CR-5 zoning, a custom home, substantial shop and self-contained secondary suite, this property offers a combination of lifestyle and opportunity that is difficult to find. Book your private showing today!