



**GRASSROOTS**  
REALTY GROUP

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50047A Township Road 714A  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2344491



**\$989,900**

|           |                                                    |        |                   |
|-----------|----------------------------------------------------|--------|-------------------|
| Division: | Brookside                                          |        |                   |
| Type:     | Residential/House                                  |        |                   |
| Style:    | Acreage with Residence, Bungalow                   |        |                   |
| Size:     | 1,761 sq.ft.                                       | Age:   | 2005 (21 yrs old) |
| Beds:     | 5                                                  | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                             |        |                   |
| Lot Size: | 10.68 Acres                                        |        |                   |
| Lot Feat: | Landscaped, Lawn, Many Trees, No Neighbours Behind |        |                   |

|             |                                 |            |              |
|-------------|---------------------------------|------------|--------------|
| Heating:    | Forced Air                      | Water:     | Well         |
| Floors:     | Carpet, Tile, Vinyl Plank       | Sewer:     | Septic Field |
| Roof:       | Asphalt Shingle                 | Condo Fee: | -            |
| Basement:   | Full                            | LLD:       | 25-71-5-W6   |
| Exterior:   | ICFs (Insulated Concrete Forms) | Zoning:    | CR-5         |
| Foundation: | ICF Block                       | Utilities: | -            |
| Features:   | See Remarks                     |            |              |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Covering, 3x Sheds, GDO. Negotiable: Hot Tub, Pool, All furniture, Gym Equipment

BEAUTIFULLY RENNOVATED BUNGALOW ON CR5 ZONED LAND, 5 MINS FROM CITY LIMITS! On 10.68 acres of coveted CR5 land, five minutes from city limits and backing onto Bear Creek, sits a 1,761 sq. ft. bungalow that has been taken apart and put back together with intention. Completely renovated from the inside out, it now lives as a quiet, turn-key substantial country home rather than a project waiting to happen. The land is the first thing you notice. A large pond, two gardens, an above-ground pool on a new concrete pad, and a massive, partially covered deck with a built-in hot tub give the acreage a rhythm of its own. Three sheds, including an oversized detached shop, keep tools, toys, and work out of the house. You are close enough to town that the commute never becomes a conversation, and far enough that the creek and the quiet stay yours. Inside, the renovation is thorough and thoughtful. New luxury vinyl plank flooring, fresh paint, new trim, and new LED light fixtures run through the home. The kitchen has been rebuilt around refinished cabinets, quartz counters, new back-splash and KitchenAid + Cafe appliances (less than 2 years old). All bathrooms were completely redone; the en-suite includes dual sinks, a large walk-in closet, and tile surround. Both levels have wood-burning stoves with custom tile surrounds. Five bedrooms and 3.5 baths give the house real capacity. The basement bedrooms are generous, the 9-foot ceiling height makes the lower level feel like living space rather than leftover space, and the ICF foundation plus triple-pane windows throughout give the house a solidity you feel more than you see. Practical bones were not overlooked. A new high-efficiency furnace (2025), a productive well at 13 gallons per minute, and a heated garage with newly finished epoxy floors mean the systems match the finish work. This

property is very rare, with a coveted location, thorough renovations, a large parcel size, and zoning that allows you to have flexibility for animals and a home business, yet so close to town. Features built-in surround sound throughout. Properties that combine this level of renovation, this much usable land, creek frontage, and this proximity to Grande Prairie almost never come to market at the same time. This one did. It is the kind of place that rewards the person who takes the time to walk the pond, stand on the deck, and imagine how the house will actually be lived in.