



**GRASSROOTS**  
REALTY GROUP

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**28 712054 Range Road 55**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2208785**



**\$669,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	4.31 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	See Remarks
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RCRSA
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, window coverings, tv mounts, pet fence, \$7000 watts lighting system, gazebo, shelves by back door, garage: work bench, shelving on East wall, wifi extender, exhaust fan, ceiling fan, tack room and horse shelter, playhouse and firepit

Rare opportunity to own a beautifully appointed 1,611 sq ft bungalow on 4.31 acres within city limits! Built in 2020, this thoughtfully designed 3-bedroom, 2-bath home blends modern living with the freedom and privacy of acreage life—all while enjoying the convenience of being just minutes from city amenities. Step inside to a bright, open-concept main living space that features a large kitchen with quartz countertops, a generous island (42" x 75"), and seamless flow into the dining and living areas—perfect for entertaining. The spacious primary suite includes a 5-piece ensuite, and two additional bedrooms share a well-appointed 3-piece bathroom with tub/shower combo. A large laundry room with sink and storage keeps the day-to-day organized. Enjoy year-round comfort with central air conditioning and an advanced Navien combi boiler system that powers both on-demand hot water and forced-air heating via Hi-Velocity furnace. The home is constructed with efficiency and comfort in mind—18" open-web floor joists allow for heated airflow under the home, and the crawl space is spray-foamed and skirted for warmth. All lines under the home are protected with heat trace (though never needed due to the insulated design). Step outside and relax on the 8' x 41' front deck or the expansive 12' x 36' rear deck, complete with an 8-person hot tub and beautifully sodded yard (5,000+ sq ft laid in 2023). A buried cable pet fence was added in 2024, and Sunset Soffits with LED lighting add stunning curb appeal. Outbuildings include a fully finished 32' x 40' detached garage/shop with half bath, mezzanine, ample storage, and in-floor plumbing for cistern and pressure systems. Equipped with a 75,000 BTU heater, side-mount LiftMaster doors, and 9.5" thick reinforced concrete, this shop is ideal for any enthusiast or small business. The acreage is

fenced and well-suited for horses, featuring a 1,000-gallon cistern for livestock, a pole barn with tack room (8' x 16'), and additional structures including a 2-story playhouse/shed. Raised garden beds, a firepit area lined with 11 spruce trees, and rows of mature trees along the driveway offer both beauty and privacy. Additional features include: 4200-gallon cistern for the house (approx. \$60 bi-weekly to haul water) Two-chamber septic with pump-out field 200-amp-ready buried power service with 100 amp to house, garage, and future expansion/RV area Ample space for an additional outbuilding or solar installation This exceptional property offers the best of both worlds—acreage living and city convenience—with thoughtful infrastructure and room to grow. A must-see for anyone seeking space, comfort, and long-term flexibility.