

\$1,100,000 - 731006 Range Road 51, Rural Grande Prairie No. 1, County of

MLS® #A2215526

\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,956 sqft
Residential on 10.70 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

Just 16 minutes, northeast of Grande Prairie, this stunning 10.7-acre property offers the perfect blend of country charm and modern comfort. Built in 2001, the spacious ranch-style bungalow welcomes you with a large front foyer leading into bright, open living spaces accented by beautiful oak trim, wainscoting, and elegant French doors. Designed with accessibility (wheel chair) in mind, the home features a crawl space (no basement). The primary bedroom is a private retreat with a four-piece ensuite and walk-in closet, complemented by three additional large bedrooms, a full bathroom and a convenient third bathroom located closer to the kitchen. A fourth bathroom is in the attached, heated double garage. Ideal for family living and entertaining, the home boasts a formal dining room, a grand living room with a double-sided fireplace, a cozy family room, a well-appointed kitchen with a dinette, and a large mudroom. An attached unfinished sunroom and large deck provide beautiful views of the landscaped yard, perfect for enjoying Alberta's changing seasons.

New carpet has been installed in the bedrooms, while hardwood and lino flooring flow throughout the main living areas. Large windows fill the home with natural light, and recent upgrades, including new shingles in 2021 and a new boiler installed just three



years ago, offer peace of mind. A spacious laundry room with a sink and built-in cabinets, complete the home's practical touches. Beyond the home, the property is fully equipped for country living. A 30x40 heated shop, a 40x60 quonset, a 20x40 barn, and multiple additional outbuildings provide endless storage and workspace options. The land is fenced and cross-fenced, with corrals and a loafing shed, making it ready for horses, cattle, or other livestock. The yard is beautifully landscaped with mature trees, two large garden spots, and a yard light for added convenience.

This acreage has been lovingly maintained and thoughtfully set up for a farming lifestyle, while still being close enough to Grande Prairie for easy access to city amenities. Whether you're looking for a peaceful family home, a hobby farm, or a working acreage, this property offers a rare opportunity to live the country dream. Agent is related to owners.

Built in 2001

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2215526 |
| Price | \$1,100,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,956 |
| Acres | 10.70 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 731006 Range Road 51 |
| Subdivision | NONE |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X 4P2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 8 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Natural Woodwork |
| Appliances | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Range |
| Heating | Boiler |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Living Room, Double Sided, Wood Burning |
| Has Basement | Yes |
| Basement | Crawl Space, See Remarks |

Exterior

| | |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Garden |
| Lot Description | Front Yard, Lawn, Pasture, Many Trees, Square Shaped Lot, Yard Lights |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 29th, 2025 |
| Days on Market | 59 |
| Zoning | CR-5 |

Listing Details

Listing Office

Grassroots Realty Group Ltd.

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