

# \$1,125,000 - 1, 741072 Range Road 51, Rural Grande Prairie No. 1, County of

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MLS® #A2216021

**\$1,125,000**

6 Bedroom, 4.00 Bathroom, 3,728 sqft  
Residential on 10.03 Acres

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

THE ULTIMATE HOMESTEADERâ€™S  
HAVEN â€“ PRIVATE, EXECUTIVE  
ACREAGE WITH INCOME SUITE & SHOP!

Tucked away in the trees north of Sexsmith, this serene and beautifully treed 10.3-acre property is a rare find for those seeking peace, privacy, and the perfect blend of luxury and self-sufficiency. This custom-built Urban Escapes bungalow, with ICF foundation is a stunning combination of high-end finishes and thoughtful, homesteader-friendly features.

The main home offers a bright, open-concept layout anchored by a true Chefâ€™s Kitchen â€“ quartz countertops, professional-grade appliances, a massive island, and a spacious walk-in pantry. The living room features a dramatic floor-to-ceiling stone wood-burning stove that adds both warmth and charm. Elegant vinyl plank flooring and classic wainscoting flow throughout the main level. The primary suite is a luxurious escape with an oversized custom walk-in closet and a boutique-style ensuite featuring dual sinks, a freestanding soaker tub, and a gorgeous dual-head tiled shower with tempered glass.

Upstairs, a 650 sq ft loft-style bonus room includes a newly renovated 3-piece bathroom, offering incredible flexibility for a second primary suite, bedroom, home office, guest



area, gym, theatre or studio space.

A separate 800 sq ft suite features its own entrance, full kitchen, cozy living area with wood stove, spacious bedroom, full bathroom, and an attached 16' x 30' garage. Currently rented for \$1,500/month, this mortgage helper provides reliable income potential. The main residence also includes a 30' x 30' heated garage.

Outside, this property is packed with features designed for homesteading and outdoor enjoyment:

40â€™ x 46â€™ shop â€“ ideal for projects, storage, or small-scale farming

Dugout â€“ a great water source for irrigation or livestock

Large garden and greenhouse â€“ grow your own produce and plants

Hot tub â€“ relax and soak under the stars

Massive, partially covered deck â€“ ideal for entertaining or enjoying the peace of nature

Whether you're looking to embrace a self-sufficient lifestyle, generate rental income, or simply enjoy peaceful country living with all the modern comforts, this one-of-a-kind property has it all.

Built in 2016

**Essential Information**

MLS® #	A2216021
Price	\$1,125,000
Bedrooms	6
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,728
Acres	10.03
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	1, 741072 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 0T1

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available
Parking	Triple Garage Attached
# of Garages	6

### **Interior**

Interior Features	Stone Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                    ICF Block

**Additional Information**

Date Listed                    April 29th, 2025  
Days on Market                7  
Zoning                            CR-2

**Listing Details**

Listing Office                    Grassroots Realty Group Ltd.

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