

# \$899,900 - 25, 712028 Range Road 51, Rural Grande Prairie No. 1, County of

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MLS® #A2244219

**\$899,900**

5 Bedroom, 4.00 Bathroom, 1,679 sqft  
Residential on 4.45 Acres

Autumn Wood Estates., Rural Grande Prairie  
No. 1, County of, Alberta

For Sale: Beautifully Treed 4.45 Acre Acreage  
â€œ Just 7 Minutes from Grande Prairie!

Looking for the perfect blend of peaceful  
country living and modern convenience? This  
stunning, fully restored farmhouse sits on a  
beautifully treed 4.45-acre property and offers  
comfort, space, and income potential â€œ all  
just minutes from town.

## Property Highlights:

Restored Farmhouse â€œ Rebuilt just 6 years  
ago, right down to the foundation and  
basement. Almost everything is new!

Beautiful Mature Trees â€œ A private, park-like  
setting with space to roam and relax.

Guesthouse (590 sq ft) â€œ Currently a  
successful Airbnb. Great for guests or added  
income.

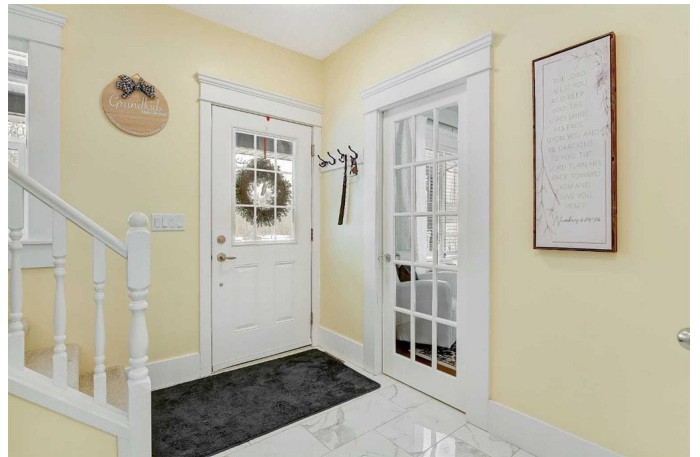
Detached Double Garage â€œ Room for  
vehicles and storage.

18x30 Pole Shed â€œ Extra space for  
equipment, toys, or workshop use.

## Home Layout:

â€œ Main Floor â€œ Master bedroom with  
walk-in closet and ensuite with laundry,  
spacious eat-in kitchen, formal dining room,  
cozy living room, and guest bathroom.

â€œ Upstairs â€œ 3 bedrooms and full  
bathroom.



â€¢ Basement â€“ Huge bedroom, full bathroom, workout room, and a theatre or family room setup. Additional laundry area included.

#### Outdoor Living:

â€¢ Relax on the charming front veranda with your morning coffee

â€¢ Host family BBQs on the spacious back deck

â€¢ Enjoy private trails for quadding or snowmobiling â€“ year-round outdoor fun for the whole family!

#### Location:

Located only 7 minutes from Grande Prairie, this acreage offers the best of both worlds â€“ quiet, treed seclusion with quick access to all amenities.

Whether youâ€™re dreaming of a peaceful family home or a place with income potential, this property has it all.

?? Call now to book your private tour â€“ donâ€™t miss this rare opportunity!

Built in 2019

### Essential Information

MLS® #	A2244219
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,679
Acres	4.45
Year Built	2019

Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	25, 712028 Range Road 51
Subdivision	Autumn Wood Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4A4

### Amenities

Parking	Double Garage Detached, Additional Parking, See Remarks
# of Garages	2

### Interior

Interior Features	Granite Counters, See Remarks
Appliances	Bar Fridge, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Boiler, Electric
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	No Neighbours Behind, Treed, Private
Roof	Metal
Construction	Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	CR-2

### Listing Details

Listing Office	RE/MAX Grande Prairie
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