

# \$2,299,900 - 723047 Range Road 54, Rural Grande Prairie No. 1, County of

MLS® #A2165433

**\$2,299,900**

5 Bedroom, 4.00 Bathroom, 3,115 sqft  
Residential on 74.73 Acres

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

You won't want to miss this incredible opportunity! Nearly 75 acres of prime CR5-zoned land featuring TWO homes and a massive 3,200 sq. ft. heated shop – the potential here is off the charts! Whether you're looking for a profitable investment or the ideal spot to build your dream life, this property has it all.

The main home is a beautiful custom-built Cardon walk-out bungalow (2003) with stone and stucco finishing, offering 5 bedrooms, 4 bathrooms, and an expansive 5,922 sq. ft. of living space. Inside, you'll find an open-concept design with La Flure kitchen cabinets, stone countertops, an RO water system, and a hot water tap in the kitchen. The home also features tile and hardwood floors, stunning solid wood beams, and large windows that bathe the space in natural light. The master suite includes a walkout patio, a spa-like ensuite with a steam shower and jetted soaker tub, and a massive walk-in closet. Additional highlights include main-floor laundry, a large boot room leading to a heated garage, and a gorgeous 3-season room for outdoor enjoyment. The property also boasts a new roof, newer asphalt driveway, upgraded appliances (including a Bosch induction oven), 7-zone in-floor heating, a gas fireplace, epoxy-coated garage floors with hot/cold taps, central vac, and a garburator.



The fully developed walk-out basement is perfect for entertaining, with a wet bar (convertible into a kitchenette), a theater room, rec room, pool table, and 2 large bedrooms. Outside, enjoy a covered patio, beautiful stone walkways, a custom pond, and a cozy firepit area.

The property also includes:

2005 manufactured home (1,760 sq. ft.), featuring 3 bedrooms, 2 bathrooms, a double heated garage, sunroom, and deck. The home is meticulously maintained, making this property versatile and rare.

The heated 3,200 sq. ft. shop (with a newer roof) includes 220 power, a concrete floor, 3 overhead doors, a mezzanine, lunchroom, office, and bathroom. a 1/4 of this shop is rented on a month-to-month basis capturing \$1900 per month! There's also a 42 x 64 pole building (built in 2008), multiple sheds, a greenhouse, an office shack, and a Marmot plastics building. The land is fully equipped with irrigation lines, a dugout, a drilled well, and a full-treatment center septic system.

Lawn maintenance equipment and water/gas tanks may also be included. Some furnishings may be negotiable.

The property current captures \$5,900/month in rental income, this property offers a rare investment opportunity. Don't miss out on this one-of-a-kind find! Call your favorite agent.

Built in 2003

### **Essential Information**

MLS® #	A2165433
Price	\$2,299,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,115

Acres	74.73
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	723047 Range Road 54
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4J6

### **Amenities**

Parking Spaces	20
Parking	Heated Garage, Triple Garage Attached
# of Garages	4

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Wood Windows, Jetted Tub, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Boiler, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Finished, Walk-Out

### **Exterior**

Exterior Features	Fire Pit, Garden, Gray Water System, Private Yard, Rain Gutters, Storage
Lot Description	Private, Lawn, Landscaped, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle

Construction	See Remarks, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 1st, 2024
Days on Market	198
Zoning	CR-5

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.