

# \$974,999 - 41-704010 Range Road 64, Rural Grande Prairie No. 1, County of

MLS® #A2170966

**\$974,999**

4 Bedroom, 3.00 Bathroom, 1,812 sqft  
Residential on 3.01 Acres

Mystic Ridge, Rural Grande Prairie No. 1,  
County of, Alberta

Stunning 1820 sq ft bungalow on 3 acres, surrounded by mature trees in the serene neighbourhood of Mystic Ridge, just 10 minutes from town. Step inside to be welcomed by the breathtaking open-concept living, dining, and kitchen area. The living room features coffered ceilings and opens to a fully screened-in deck with a wood-burning fireplace, offering the perfect spot to relax while taking in the breathtaking forest views, all year long. The deck is constructed with durable Trex decking, ensuring low maintenance and lasting quality. The kitchen is a dream, with ceiling-height cabinetry, a large island complete with a wine chiller and prep sink, quartz countertops, and a custom-built solid walnut dining table. It also includes a double oven with a natural gas stovetop accented by a striking stone hearth, a built-in microwave, and more. The main level includes a spacious 3-piece bathroom with a glass shower, a bright guest bedroom, and the luxurious master suite. The master features in-suite laundry, an expansive walk-in closet, and a 5-piece ensuite boasting double vanities, a glass-and-tile shower, a clawfoot tub, and a private water closet. Downstairs, a beautifully lit maple hardwood staircase leads to the lower level, where you'll find a THEATRE ROOM, wet bar, two additional bedrooms, an office or storage space, and



another 3-piece bathroom. The home also features an oversized triple-car garage, thoughtfully designed with epoxy flooring, in-floor heating, humidity control, three drains, and a convenient sink ; connected to a functional mudroom with built-in storage. This home is truly a rare gem you won't want to miss offering unparalleled privacy, luxury, and space.

Built in 2013

### Essential Information

MLS® #	A2170966
Price	\$974,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,812
Acres	3.01
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	41-704010 Range Road 64
Subdivision	Mystic Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W5C5

### Amenities

Parking	Triple Garage Attached, Heated Garage
# of Garages	3

### Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan,
-------------------	---

Walk-In Closet(s), Chandelier, Closet Organizers, Crown Molding, Central Vacuum, French Door, Quartz Counters

Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Double Oven, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Outside
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Cement Fiber Board
Foundation	ICF Block

## Additional Information

Date Listed	February 24th, 2025
Days on Market	40
Zoning	CR-2

## Listing Details

Listing Office	eXp Realty
----------------	------------

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.