

# \$780,000 - 83, 64009 Township Road 704, Rural Grande Prairie No. 1, County of

MLS® #A2205718

**\$780,000**

5 Bedroom, 4.00 Bathroom, 1,615 sqft  
Residential on 3.11 Acres

The Ranch, Rural Grande Prairie No. 1,  
County of, Alberta

**Stunning Bungalow! Wonderful Location!**

This beautiful home, located on 3.11 acres is an absolute must see! You will experience the fine tuned balance of modern comfort and peaceful country living in the desired community of The Ranch subdivision. Inside, youâ€™ll find a bright and inviting space with contemporary finishes, abundant natural light, and a cozy gas fireplace in the family room. The stylish kitchen features elegant white cabinetry, a spacious island with seating, a corner pantry, and sleek modern colors throughout. The primary suite is a true retreat, complete with a generous walk-in closet and a spa-like 5-piece ensuite featuring a jetted tub, a separate tiled shower, and a double vanity. The main floor also includes a second bedroom, a 4-piece bathroom, a laundry room, and a convenient half bath located near the attached double garage. This home has been extensively updated with a brand-new furnace, central air conditioning, a garage heater, all-new carpet throughout, fresh paint, and a new washer and dryer. The nearly finished basement (only the ceiling remains to be completed) expands the living space with three additional bedrooms, a large family room, a 3-piece bathroom, and a versatile flex roomâ€”ideal for a home office or extra storage. Outside, the expansive yard offers a firepit area, and plenty of space for kids to



play. The property also features a 4-part septic system. Outdoor enthusiasts will love the location—just minutes from the Nordic trail system, Nitehawk ski hill, and the Wapiti River. If you're looking to escape the hustle and bustle of the city while enjoying modern upgrades and outdoor adventure, this property is a must-see!

Book your showing today!

Built in 2016

### Essential Information

MLS® #	A2205718
Price	\$780,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,615
Acres	3.11
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	83, 64009 Township Road 704
Subdivision	The Ranch
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5C3

### Amenities

Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Dog Run
Lot Description	Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	11
Zoning	CR-2

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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