

\$1,550,000 - 724056 Range Road 55, Rural Grande Prairie No. 1, County of

MLS® #A2183952

\$1,550,000

5 Bedroom, 4.00 Bathroom, 3,195 sqft
Residential on 14.98 Acres

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

One of a kind property with LOG HOME and shop bordering Clairmont Lake and MR. 14.98 acres gated and security fenced, zoned CR5. Beautiful gated entrance opens to a long curved driveway accented with exterior lights. The 42'x72' shop has 3 phase power, a covered front deck, a large open front workshop area with r/i plumbing for bathroom or kitchen, and a rear 16'x30' bay with 14'x14' overhead door, 2pc washroom, mechanical room. There is an additional shed beside the shop (currently set up as a walk in cooler), a chicken coop, a large garden area. The 1.5M gallon self-filling dugout irrigates the 1200 tree (apple) orchard and the entire front lawn area!! There is lots of outside parking and trees bordering the North and West property lines. The log home boasts a wrap around deck with garden doors off the kitchen and primary bedroom. The main entrance offers views right through the windows at the back of the home, two large walk in closets (or once closet and a small office) and a 2pc bath. The kitchen boasts a large central island with eating bar, a walk in pantry, Subzero refrigerator/freezer, 6 burner JennAir gas range, and windows at the kitchen sink. Spacious dining opens to the wrap around deck. The living room is the showstopper - beautiful hardwood floors, vaulted ceilings, huge wood fireplace with stone hearth, open stairway to second level.



The main floor also features a large primary bedroom with walk in closet, garden doors to the wrap around deck, and ensuite with large tile shower and double vanity. Upstairs you will find 4 small bedrooms and a bathroom with gorgeous windows, soaker tub and tile shower. The basement has a partially finished 3 pc bathroom, plus a laundry room, and the rest is partially finished - 2 large rooms could be bedrooms plus a family/rec room area. Triple glazed Douglas Fir windows. Fully fenced with 9' steel & wire fencing. Unique property in a beautiful setting just minutes from Grande Prairie!!

Built in 2006

Essential Information

MLS® #	A2183952
Price	\$1,550,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,195
Acres	14.98
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	724056 Range Road 55
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4R3

Amenities

Parking Heated Garage, See Remarks, RV Garage
of Garages 4

Interior

Interior Features Ceiling Fan(s), Double Vanity, Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s), Vaulted Ceiling(s)
Appliances None
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Great Room, Raised Hearth, Stone, Wood Burning
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Lighting, Private Entrance
Lot Description Fruit Trees/Shrub(s), Landscaped, See Remarks, Orchard(s)
Roof Asphalt Shingle
Construction Log
Foundation ICF Block

Additional Information

Date Listed December 31st, 2024
Days on Market 70
Zoning CR-5

Listing Details

Listing Office RE/MAX Grande Prairie

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.