

\$650,000 - 6 -720082 Rge Rd 82, Rural Grande Prairie No. 1, County of

MLS® #A2202511

\$650,000

5 Bedroom, 3.00 Bathroom, 1,841 sqft
Residential on 5.25 Acres

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

Enjoy stunning views of Saskatoon Lake from this well-maintained five-bedroom, three-bathroom bungalow on 5.25 acres, just 21 minutes west of Costco just a few miles north of Wembley. This move-in-ready acreage includes a 27' x 27' heated garage and a zero-turn mower. The gently sloped property is zoned CR5 and features a large garden, and several acres fenced with chain-link, making it perfect for hobby farming or pets. Built just 10 years ago, this custom 1,800+ sq. ft. home offers an open-concept design, ideal for entertaining or raising a family. Inside, the main floor features durable laminate flooring throughout, with tile in the bathrooms. The spacious kitchen includes a large island, walk-in pantry, and plenty of counter space, flowing into a bright dining and living area. The primary suite boasts a five-piece ensuite and a 12' walk-in closet, while two additional bedrooms and a full bathroom complete the main level. Downstairs, the fully finished basement offers a massive 40' x 25' rec room, two additional bedrooms, a full bathroom, and a fully equipped laundry room with storage and a sink. Additional features include central air conditioning, Hardy plank siding for durability, an insulated concrete form (ICF) foundation for energy efficiency, expansive front and back decks for outdoor enjoyment, and stick-built



construction rather than a modular home. If you're looking for a turnkey acreage with no renovations needed, this property is ready for you. View the 3D tour and floor plan in the photos, or click on the brochure link for a full property brochure!

Built in 2016

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2202511 |
| Price | \$650,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,841 |
| Acres | 5.25 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 6 -720082 Rge Rd 82 |
| Subdivision | NONE |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T0H 3S0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Double Garage Detached, Gravel Driveway, Additional Parking, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Laminate Counters, No |
|-------------------|---|

Appliances Smoking Home, Open Floorplan, Dishwasher, Electric Stove, Refrigerator
Heating Forced Air, Natural Gas
Cooling Central Air
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard, Dog Run
Lot Description Gentle Sloping, Views
Roof Asphalt Shingle
Construction Concrete, Wood Frame
Foundation ICF Block

Additional Information

Date Listed April 7th, 2025
Days on Market 15
Zoning CR5

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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