

# \$1,488,888 - 703010 63 Range, Rural Grande Prairie No. 1, County of

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MLS® #A2191934

**\$1,488,888**

6 Bedroom, 4.00 Bathroom, 2,561 sqft  
Residential on 29.65 Acres

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

Stunning Executive property with 29.65 acres backing onto Crown Land!!! The endless Business opportunities with this many acres. Set up for horses and the possibilities of running a Business here are endless. Short distance to Grovedale where the proposed AI site is set to be built. Only a 10 minute walk to the Wapiti River. Luxury home with extensive renovations over the past few years. Some of the fantastic upgrades include spacious gourmet kitchen with a large central island with plenty of seating to entertain your guests and stainless steel appliances including a chef approved gas stove and wall mounted ovens. The large walk in pantry features an abundance of shelving. The massive great room is perfect for entertaining or those cozy family movie nights. There is a spacious master suite retreat featuring double custom raised sinks and a spa like soaker tub and a rejuvenating sauna for those cold winter nights. There is a tiled walk in shower with commercial steam area and a ceiling waterfall rain head with lighting. The custom mantel features built in doggie beds for your precious fur babies. There is also a junior master suite with french doors leading to massive composite deck. You will find a beautiful walk thru ensuite with tons of storage and a walk in closet. Downstairs features a walk out basement with the most amazing custom wood



carved wet bar fit for a custom multi million dollar mansion. Very unique and one of a kind. Two additional bedrooms and another custom spa like shower with the coolest one of a kind custom sink. There are multiple entry access points to the exterior yard from the basement. Basement features a grand secondary bonus room suitable for kids play area or a great gym area. Upper and lower laundry areas are features in this lovely home and an oversized hot water heater, infloor heat and a back up generator switch system. Peace and Tranquility in every corner ! Yet it is a short 10 minute drive to GP City centre. Dense forest surrounds this private oasis. This custom home boasts over 5000 square feet of living space. There are two huge composite decks to enjoy your little oasis and enjoy the glory of Northern Alberta sunsets. outbuildings include chicken coup, turkey coup, tack shed, cabin with wood stove and firepit and an amazing over sized greenhouse to grow organic veggies. This property is fenced and cross fenced for horses. There is a huge triple detached shop with in floor heat and features a loft / office area upstairs perfect for the man cave. Do not pass this opportunity to own your piece of Heaven on Earth. Call your favorite Realtor for a private viewing today!

Built in 1995

### **Essential Information**

MLS® #	A2191934
Price	\$1,488,888
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,561
Acres	29.65
Year Built	1995
Type	Residential

Sub-Type Detached  
Style Acreage with Residence, Bur  
Status Active

### Community Information

Address 703010 63 Range  
Subdivision NONE  
City Rural Grande Prairie No. 1, C  
County Grande Prairie No. 1, County  
Province Alberta  
Postal Code T8W 5J9

### Amenities

Parking Heated Garage, Insulated, F  
Remarks

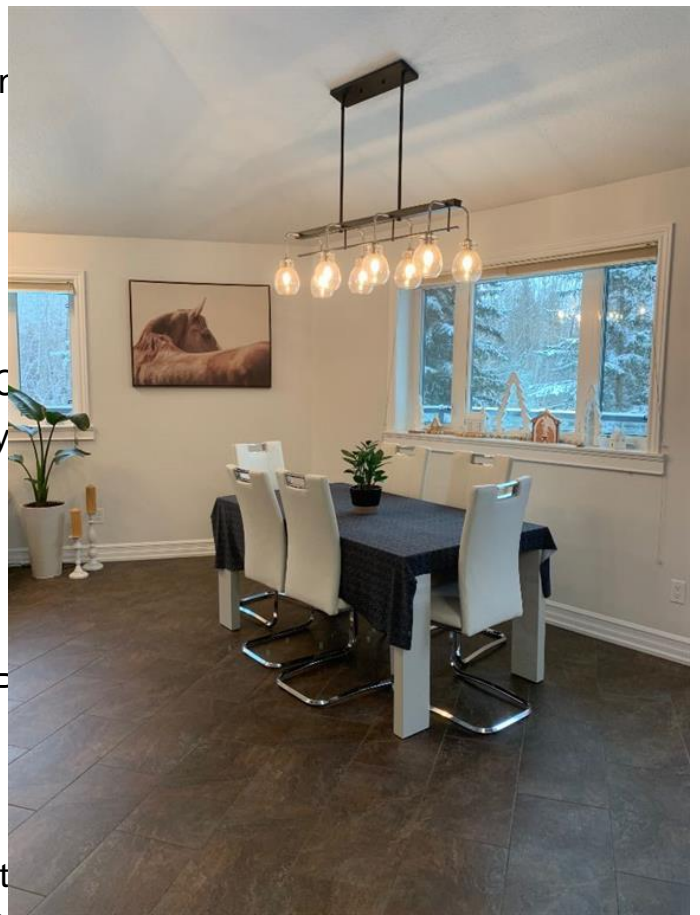
### Interior

Interior Features Bar, Central Vacuum, Closet  
Natural Woodwork, Recessed Lighting, Sauna, Storage, vinyl windows,  
Walk-In Closet(s), Wet Bar, French Door, Tile Counters  
Appliances Built-In Oven, Microwave, Refrigerator, Washer/Dryer, Gas Stove  
Heating In Floor, Forced Air, Wood Stove  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Blower Fan, Wood Burning Stove  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Fire Pit, Garden, Private Yard, Kennel  
Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac,  
Garden, Landscaped, No Neighbours Behind, Private, See Remarks,  
Treed, Greenbelt, Gentle Sloping, Many Trees, Native Plants, Secluded,  
Wooded  
Roof Asphalt Shingle  
Construction See Remarks  
Foundation Poured Concrete

### Additional Information



Date Listed	February 2nd, 2025
Days on Market	81
Zoning	CR5

### **Listing Details**

Listing Office	Pinnacle Real Estate
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