

\$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
-------------------	---

	Smoking Home, Open Floorplan
Appliances	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
----------------	---

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.