# \$2,849,000 - 715084b Range Rd 65, Rural Grande Prairie No. 1, County of

MLS® #A2091265

# \$2,849,000

6 Bedroom, 5.00 Bathroom, 3,954 sqft Residential on 9.76 Acres

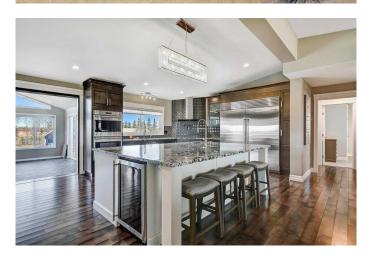
NONE, Rural Grande Prairie No. 1, County of, Alberta

Enter this incredible property through a powered gate in the city of Grande Prairie on 9.88-acres. Over 4 million spent to build this amazing acreage as you see it today!!! The stunning home is a massive 3954 sq ft on main floor, with over 7500 sq ft finished.

boasting spacious open floor plan that is perfect for both family living and entertaining guests. The large cook's kitchen is equipped with topof-the-line appliances, including built in Sub Zero fridge and freezer, Wolf Induction Cooktop, Dual Wolf Ovens, and Dual Dishwashers. The home features total of 6 bedrooms, 4.5 bathrooms, an office, and a large spectacular master ensuite that includes his and her walk-in closets and separate vanities, insulated, covered, and heated deck as well as a 1000 sq ft uncovered deck with a saltwater hot tub. In addition to the main floor, there is a huge basement that includes two bedrooms, a gym, an open theatre room, and an amazing full wet bar with built in appliances. Attached, 4 car, 42 x 36 garage with epoxy flooring and commercial fume hood for winter barbeques. Outside, the property has a large gazebo with a fire pit, windscreen, and custom rock wall. There is also a 40 x 50 cover-all building with a gravel pad and 2-16x16 overhead doors, a stocked swimming pond with cemented sides and tons of sandy







beach and dock and a 2 Bedroom Forest River park model trailer with designated septic tank and cistern, separate power and gas hookups. Amazing 8,800 Sq. Ft. shop alone was over 1.4 million to build with 10 inch walls, four 16x16 ft. electric overhead doors, instrument air throughout, heated epoxy floor and radiant heating, 200 amp power, tool storage room, office, two 3 piece baths, upper mezzanine with a theatre screen, stereo system, full kitchen with granite countertops, and appliances. Currently zoned as Residential CR5, making this property perfect for both living and working. The owner spared no expense on this beautiful acreage, including approximately 3,000 tonnes of gravel with geosynthetic liner. There are also over 2600 large trees for added privacy and a complete irrigation system. This property is truly a rare find!

#### Built in 2015

### **Essential Information**

MLS® # A2091265 Price \$2,849,000

Bedrooms 6

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,954 Acres 9.76

Year Built 2015

Type Residential

Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 715084b Range Rd 65

Subdivision NONE

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8X 4K4

## **Amenities**

Parking Quad or More Attached

#### Interior

Interior Features Bar, Breakfast Bar, Beamed Ceilings, Closet Organizers, Crown

Molding, Double Vanity, Granite Counters, High Ceilings, No Smoking

Home, Open Floorplan, Walk-In Closet(s)

Appliances Central Air Conditioner, Built-In Refrigerator, Oven-Built-In, Dishwasher,

Double Oven, Dryer, Instant Hot Water, Microwave, Range Hood,

Satellite TV Dish, Stove(s), Tankless Water Heater, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Basement, Family Room, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Garden, Private Entrance, Private Yard

Lot Description Landscaped, Back Yard, Front Yard, Garden, Gazebo, Many Trees,

Private, Underground Sprinklers

Roof Asphalt Shingle

Construction Aluminum Siding, Brick

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 2nd, 2023

Days on Market 545
Zoning CR5

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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