\$2,950,000 - 21 54032 Twp Rd 712, Rural Grande Prairie No. 1, County of

MLS® #A2224113

\$2,950,000

6 Bedroom, 7.00 Bathroom, 5,150 sqft Residential on 3.11 Acres

Sandy Ridge Estates., Rural Grande Prairie No. 1, County of, Alberta

Behind the gates of this rural estate lies a complete lifestyle property, perfectly located on pavement with city water and sewer, just seconds from city limits. This 3.11-acre retreat offers unmatched privacy, mature trees, convenience, and luxury. With over 9,000 developed sqft, this completely renovated home blends timeless elegance with modern farmhouse style. The stunning kitchen features Wolfe and Sub-Zero appliances, custom cabinetry, and a 10x6 island with seating for 8. The main floor opens to a backyard oasis with outdoor cook station, huge composite deck, hot tub, and a sparkling private pool with waterslide. The luxurious primary suite includes a fireplace, spa-like ensuite, walk-through dressing room, large designer laundry room, 3-season sunroom with fireplace, radiant heater and overlooks pool and manicured grounds. Main floor living space also offers huge dining area, living room with floor to ceiling stone fireplace, timber beams, entertainment room, office area and powder room. Upstairs, find two large bedrooms with full bathrooms, including a guest suite with full ensuite and private balcony. The finished basement offers a second full kitchen, theatre, gym, sauna, three bedrooms, two bathrooms, games room, and a hockey rec room with synthetic floor tiles. Outside, enjoy a five-bays of attached garage,







a triple detached heated garage, RV parking with hookup, and an amazing lighted sport court perfect for pickleball, tennis, basketball, and a winter hockey rink (Zamboni negotiable). Barn with mezzanine is converted into an indoor hockey arena with its own NHL inspired locker room. Complete with air conditioning, paved driveway, gated privacy, fountain, stone walkways and firepit areas. This truly is a legacy property designed for entertaining, playing, hosting, and unwinding.

Built in 1992

Essential Information

MLS® # A2224113 Price \$2,950,000

Bedrooms 6
Bathrooms 7.00
Full Baths 7

Square Footage 5,150 Acres 3.11

Year Built 1992

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

Community Information

Address 21 54032 Twp Rd 712 Subdivision Sandy Ridge Estates.

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8V 8H8

Amenities

Parking Double Garage Attached, Gated, Heated Garage, Triple Garage

Attached, Triple Garage Detached

of Garages 8

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Bar, Beamed

Ceilings

Appliances Other

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 3

Fireplaces Gas

Has Basement Yes

Basement Full, Finished, Suite

Exterior

Exterior Features Private Yard, Built-in Barbecue, Basketball Court, Fire Pit, Private

Entrance, RV Hookup, Storage, Tennis Court(s)

Lot Description Back Yard, See Remarks, Landscaped, Many Trees

Roof Cedar Shake
Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2025

Days on Market 157

Zoning CR-2

Listing Details

Listing Office Royal LePage - The Realty Group

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