

# **\$815,000 - #1 711068 Range Road 93, Rural Grande Prairie No. 1, County of**

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MLS® #A2240616

**\$815,000**

6 Bedroom, 4.00 Bathroom, 2,093 sqft  
Residential on 4.89 Acres

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

Come check out this dream home quality acreage, zoned CR-5! This spacious bi-level sits on nearly 5 acres and offers stylish country living just a short commute from Wembley/Beaverlodge. The home features a large tiled entry with a nearby half bath, bright living room with 10'™ ceilings, oversized windows, tray ceiling, and a beautiful archway leading to the dining area and kitchen. The upgraded kitchen includes ceiling-height cabinetry with crown molding, quartz counters, tiled backsplash, stainless steel appliances (gas stove & built-in microwave drawer), a large island with breakfast bar, and a walk-up pantry. The generous dining room is perfect for entertaining! The primary bedroom offers a walk-in closet with built-ins and a 4-pc ensuite with jetted tub and updated vanity. Two more bedrooms and a 3-pc bath with double vanity complete the main level. The fully developed basement offers a large family room with tall ceilings, a wet bar with quartz counters, three additional bedrooms, a full bath, laundry with sink, storage room, and ample storage throughout. This home is loaded with luxury features such as the central vac with toe-kick, luxury vinyl plank in basement with in-floor heat, a reverse osmosis system, and an ICF foundation

Enjoy the views from the west-facing covered deck, accessible from both the dining room



and primary bedroom. The 42x28â€™™ heated garage fits a long box truck and plenty of other oversized toys! The landscaped yard includes a firepit, play structure, under-deck storage, garden shed, and a newly poured concrete path leading from the garage to the firepit area. A peaceful, well-appointed acreage with room to gro-move-in ready and full of charm. Contact your favourite realtor today to see this place for yourself!

Built in 2010

### Essential Information

MLS® #	A2240616
Price	\$815,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,093
Acres	4.89
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	#1 711068 Range Road 93
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

### Amenities

Parking	Gravel Driveway, Heated Garage, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bar, Breakfast Bar, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	CR-5

## Listing Details

Listing Office	Royal LePage - The Realty Group
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