\$1,390,000 - 710049 71 Range, Rural Grande Prairie No. 1, County of

MLS® #A2243334

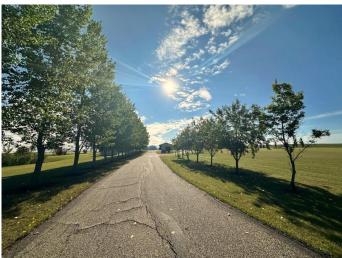
\$1,390,000

5 Bedroom, 4.00 Bathroom, 4,146 sqft Residential on 10.00 Acres

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

Discover your dream retreat with this breathtaking 10-acre property, ideally located just 10 minutes from the heart of town. This spacious bungalow offers an impressive 7,000 square feet of beautifully designed living space, featuring five generously sized bedrooms that provide both comfort and style. At the heart of the home lies a magnificent, recently renovated chef's kitchen. This culinary haven boasts high-end appliances and ample counter space, making it a delight for anyone who loves to cook. Adjacent to the kitchen is a gorgeous sunroom, designed for relaxation and entertaining. With a built-in BBQ area, this space is perfect for hosting gatherings while soaking in the serene views of your meticulously landscaped grounds. The primary bedroom, conveniently situated on the main floor, serves as a private sanctuary. It features a stunningly renovated ensuite bathroom and a spacious walk-in closet, complete with exquisite built-ins and a vanity that adds a touch of luxury. For entertainment, the fully finished basement offers a spacious theater roomâ€"ideal for movie nightsâ€"and a large gym that caters to all your fitness needs. This home truly balances leisure and functionality, providing ample space for relaxation and recreation. Parking and storage are never an issue here. An attached two-car garage offers direct access to the home, while







a detached four-car garage provides additional room for vehicles or workshop needs. The property also features multiple outbuildings, adding even more utility to this expansive estate.If youâ€[™]re considering a home-based business, youâ€[™]II appreciate the fenced 60x60 shop, which is perfect for running operations from the comfort of your own property.

Surrounded by beautiful landscaping and mature trees, this property offers a perfect blend of privacy and natural beauty. With city water and sewer services, you can enjoy the tranquility of rural living without sacrificing modern conveniences.

This exceptional property combines spacious living, luxurious amenities, and a picturesque setting, making it a must-see for anyone looking for the ideal blend of comfort and functionality. Don't miss your chance to call this stunning bungalow home. Schedule your private tour and experience all that this remarkable property has to offer! *Listing agent is related to the seller .

Built in 1976

Essential Information

MLS® #	A2243334
Price	\$1,390,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,146
Acres	10.00
Year Built	1976
Туре	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	710049 71 Range	
Subdivision	NONE	
City	Rural Grande Prairie No. 1, County of	
County	Grande Prairie No. 1, County of	
Province	Alberta	
Postal Code	T8W 5E3	
Amenities		
Parking	Double Garage Attached, Quad or More Detached	
# of Garages	6	
Interior		
Interior Features	Built-in Features, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Pantry	
Appliances	Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Instant Hot Water, Warming Drawer, Wine Refrigerator	
Heating	High Efficiency	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	7	
Fireplaces	Electric, Wood Burning	
Has Basement	Yes	
Basement	Finished, Full	
Exterior		
Exterior Features	Playground	
Lot Description	Landscaped, Many Trees	
Roof	Metal	
Construction	Vinyl Siding	
Foundation	Poured Concrete	
Additional Information		
Date Listed	July 28th, 2025	
Days on Market	48	

Zoning CR-5 County Residential

Listing Details

Listing Office RE/M	MAX Grande Prairie
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