

\$1,350,000 - 40, 712009 Range Road 54 Range, Rural Grande Prairie No. 1, County of

MLS® #A2258890

\$1,350,000

6 Bedroom, 4.00 Bathroom, 4,376 sqft
Residential on 3.09 Acres

Green Acres., Rural Grande Prairie No. 1,
County of, Alberta

Spectacular setting for this stunning custom-built two-story home, just minutes from Grande Prairie! Nestled on 3.09 acres and zoned CR-5, this expansive 4,500 sq. ft. residence offers space, comfort, and endless possibilities.

The main floor features a beautifully upgraded kitchen that flows seamlessly into the impressive great room with hardwood floors and a cozy fireplace. Also on the main level are four spacious bedrooms, three bathrooms, a private office, and convenient laundry.

Upstairs, you'll find three additional bedrooms, a full bathroom, and a dedicated theater room perfect for family movie nights. Step outside into your private outdoor oasis—hot tub, gazebo, and professionally landscaped yard featuring curbed tree islands. For parking and projects, the home includes an attached triple-car garage plus a heated 1,200 sq. ft. detached shop with double garage doors and fully finished living quarters above.

This remarkable property offers room for trucks, the option to run a home-based business, and the lifestyle you've been searching for—all in a prime location just outside the city.

Built in 2000



Essential Information

MLS® #	A2258890
Price	\$1,350,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	4,376
Acres	3.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	40, 712009 Range Road 54 Range
Subdivision	Green Acres.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X4A7

Amenities

Parking Spaces	6
Parking	Driveway, Heated Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2025
Days on Market	44
Zoning	CR-5

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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