

# **\$759,900 - #1, 715051 85 Range Road, Rural Grande Prairie No. 1, County of**

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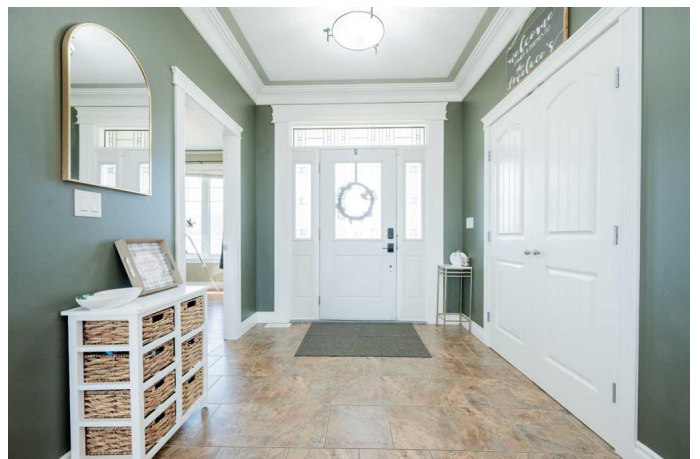
MLS® #A2266027

**\$759,900**

3 Bedroom, 2.00 Bathroom, 2,009 sqft  
Residential on 8.02 Acres

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

Gorgeous Bungalow.....Private  
Acreage...Exceptional Features.....Welcome  
To your new home! Situated just minutes off  
the pavement you will notice the convenience  
but also the privacy of this excellent property.  
Boasting OVER 8 ACRES this property is set  
up beautifully with PRIVACY BIRMS, TONS  
OF GREENSPACE, & A DUGOUT WITH  
BEACH AREA! Step into this home and you  
are greeted by a STUNNING OPEN  
CONCEPT KITCHEN & LIVING ROOM  
featuring MASSIVE ENTERTAINERS ISLAND,  
STAINLESS STEEL APPLIANCES  
FEATURING GAS STOVE, PANTRY,  
FORMAL DINING AREA leading to COVERED  
DECK, and a beautiful centerpiece to the living  
room a FLOOR TO CEILING STONE  
FEATURE W/ REAL WOOD FIREPLACE. The  
main floor has a ton to offer including an extra  
DEN/OFFICE PLACE, MAIN FLOOR  
LAUNDRY ROOM, 2 SIZABLE BEDROOMS,  
a 4 PIECE MAIN BATHROOM, along with a  
PRIMARY BEDROOM OASIS with a  
GINORMOUS LIVING AREA, WALK IN  
CLOSET, & A 4 PIECE ENSUTE FEATURING  
SOAKER TUB. The basement is FRAMED &  
DRYWALLED ready for your future  
development and also offers appliance  
electrical and plumbing features and entrance  
to garage to set up for a potential future  
SUITE! Did I mention this home has a



MASSIVE TRIPLE HEATED GARAGE w/  
OVERSIZED 3RD DOOR and just outside  
there is a potential area for a future shop.  
Ready for acreage living? WELCOME HOME!

Built in 2012

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2266027                         |
| Price          | \$759,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,009                            |
| Acres          | 8.02                             |
| Year Built     | 2012                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | #1, 715051 85 Range Road              |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T0H 3S0                               |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Stone Counters, Sump Pump(s), Tankless Hot Water |
| Appliances        | Built-In Oven, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer       |
| Heating           | Forced Air                                                                      |

|                 |              |
|-----------------|--------------|
| Cooling         | None         |
| Fireplace       | Yes          |
| # of Fireplaces | 1            |
| Fireplaces      | Wood Burning |
| Has Basement    | Yes          |
| Basement        | Full         |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | None                                                         |
| Lot Description   | Landscaped, Lawn, Many Trees, No Neighbours Behind, Secluded |
| Roof              | Asphalt Shingle                                              |
| Construction      | Asphalt, Stone, Vinyl Siding                                 |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | October 21st, 2025        |
| Days on Market | 3                         |
| Zoning         | COUNTRY RESIDENTIAL (CR-5 |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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