

\$869,900 - 720047 Range Road 63, Rural Grande Prairie No. 1, County of

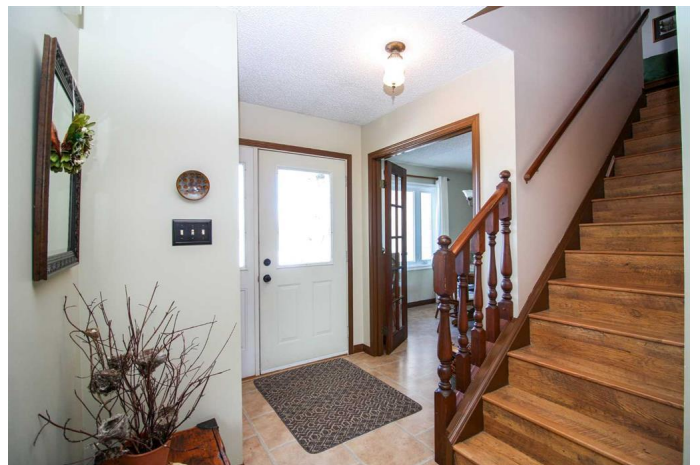
MLS® #A2197703

\$869,900

4 Bedroom, 3.00 Bathroom, 2,137 sqft
Residential on 4.50 Acres

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

Blissful acreage with traffic exposure- perfect for an at home business! Amazing location backing onto hole 3 of Bear Creek Golf Course. Enjoy the balance of serene country living and modern convenience with this 4.50-acre property. This location offers a private oasis all while benefiting from all the amenities of town just minutes away. This beautifully maintained home offers 4 generous bedrooms, including an expansive primary suite, and 2.5 bathrooms to accommodate the needs of any family. The convenience of main floor laundry enhances everyday living, while the attached garage provides direct access and additional storage space for all acreage toys & to park your vehicles in year-round! The kitchen- the heart of the home offers you plenty of space & is complemented with light cupboards & countertop with a view of the back yard. The property's CR-5 zoning makes it an ideal opportunity for those seeking a business location close to town. The oversized driveway and secluded setting offer both practicality and privacy, ensuring a peaceful and versatile lifestyle. A standout feature is the charming two-story outbuilding, perfect for a children's playhouse or a teen retreat. Additionally, the vast open space provides endless possibilities to build your dream shop or additional sheds. Surrounded by Bear Creek on multiple sides, this property



delivers a stunning private paradise! Don't miss the chance to own this extraordinary acreage that combines rural tranquility with urban convenience. Contact your favorite agent today and schedule a viewing to experience the potential of making this exceptional property yours!

Built in 1988

Essential Information

MLS® #	A2197703
Price	\$869,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,137
Acres	4.50
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	720047 Range Road 63
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4K1

Amenities

Parking	Double Garage Attached, Driveway, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
-------------------	-----------------------------------

Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard, Fire Pit
Lot Description	Backs on to Park/Green Space, Few Trees
Roof	Cedar Shake
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	51
Zoning	CR-5

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.