

# \$965,000 - 745008 Range Road 54, Rural Grande Prairie No. 1, County of

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MLS® #A2203050

**\$965,000**

6 Bedroom, 3.00 Bathroom, 2,504 sqft  
Residential on 14.90 Acres

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

14.9 Acre acreage located just North of Sexsmith near crown land!! This acreage checks every box that your dream home should have! The home is just over 2500 square feet. The main level offers an office, 2 additional bedrooms, a full bathroom and a back entry laundry room. Plus it has VERY spacious living room, dining room and stunning kitchen with ample cabinet space for your country cooking dreams! Above the garage leaves you with an additional 800 sqf of over functional space including a bonus room/living room, an additional office/nursery and a beautiful master suite with a walk-in closet and en-suite. The basement offers 3 bedrooms, a full bathroom, a rec room, a TV room, a cold room, a wood stove complimented by an ICF foundation and in-floor heating! This well built home is defined by quality and has some great touches including triple pane windows, high end flooring, Air conditioning (on the upper level) and overall is a very well taken care of home. Outside leaves you with a beautiful 15- acre parcel, zoned AG with an insulated 20x30' barn, finished 36'x54' shop with a 14'x14' door with in floor heating and overhead heating. A lot of the land is fenced with corrals and designed for the farm life. It is mostly pavement to your property and you are located close to crown land. Turn the key, move in and



enjoy!!

Built in 2015

### Essential Information

MLS® #	A2203050
Price	\$965,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,504
Acres	14.90
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	745008 Range Road 54
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### Amenities

Utilities	Natural Gas Connected
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	High Efficiency, Forced Air, See Remarks, In Floor
Cooling	Partial
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Other
Lot Description	Landscaped, Lawn, See Remarks, Farm, Garden, No Neighbours Behind, Pasture, Treed
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	ICF Block

## Additional Information

Date Listed	March 19th, 2025
Days on Market	127
Zoning	AG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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