

# **\$810,000 - 5401 85 Street, Rural Grande Prairie No. 1, County of**

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MLS® #A2236088

**\$810,000**

5 Bedroom, 4.00 Bathroom, 1,481 sqft  
Residential on 3.06 Acres

Maplegrove., Rural Grande Prairie No. 1,  
County of, Alberta

**HUGE PRICE REDUCTION!** Welcome to Maple Grove! An acreage located on the southeast edge of City limits, with pavement to the front door. This acreage offers over three acres of manicured land with beautiful mature trees, well thought out flower and shrub beds along with plenty of grassed areas for the kids to run and play, plus a firepit area. With only one owner, this custom-built raised bungalow with five bedrooms and four bathrooms has been well maintained with many updates over the years. The main level of the home exudes warmth from its finishes and the abundance of east, south and west facing windows that allow for natural light to flood the home, while you get to take in the beautiful yard from many different angles. Its open concept living between the living room with its cozy fireplace, to the dining area and the spacious kitchen with its sit-up eating bar. You will be drawn to the three-season sunroom and BBQ area to the rear of the home. Off the kitchen there is a laundry room as well as a half bath that is handy to both the rear yard and the sunroom. Down the hallway there are two good-sized bedrooms as well as a main bath with a jacuzzi tub and a primary suite where you will find more than enough room for your king-sized bed, plus there's a three-piece ensuite. Downstairs, the fully developed basement offers an oversized family room with



a second fireplace and lots of space for a games or craft area. Besides this there are two more bedrooms each with walk-in closets, a full bathroom, a large storage and the cutest kidsâ€™™ play area. The 24â€™™ x 24â€™™ attached heated garage has two overhead doors plus two-man doors that offer convenient access to both the rear yard and the front sidewalk and yard. There are two sheds, with the largest being a 10â€™™ x 14â€™™ shed for storing yard equipment. The new owner is sure to appreciate the irrigation system with its three different lawn zones as well as three spigots for hose connections. With views from the kitchen sink and the sunroom, the new owner will appreciate being able to watch the kids play at the play fort. Enjoy being on the edge of Grande Prairie with all its amenities plus having County taxes and snow removal! Acreages like this are hard to find. Call your favorite Realtor to book your viewing before its gone.

Built in 1992

### Essential Information

MLS® #	A2236088
Price	\$810,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,481
Acres	3.06
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	5401 85 Street
Subdivision	Maplegrove.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5A6

### **Amenities**

Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Asphalt, Driveway
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Central Vacuum, Jetted Tub, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Range, Trash Compactor, Water Conditioner
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Playground, Private Yard
Lot Description	Front Yard, Landscaped, Lawn, Pie Shaped Lot, Many Trees, Underground Sprinklers, Yard Lights
Roof	Cedar Shake
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	22
Zoning	R2

### **Listing Details**

Listing Office

Century 21 Grande Prairie Realty Inc.

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