

# **\$1,150,000 - 37, 704010 Range Road 64, Rural Grande Prairie No. 1, County of**

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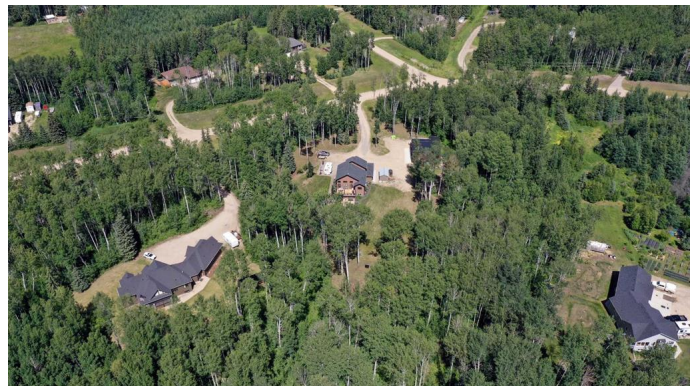
MLS® #A2236632

**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 1,868 sqft  
Residential on 2.79 Acres

Mystic Ridge, Rural Grande Prairie No. 1,  
County of, Alberta

Just minutes from Grande Prairie in desirable Mystic Ridge, this fully upgraded 4-bedroom, 3-bathroom home sits on a high lot. The spacious triple car garage features in-floor heat, and a stunning 2019 built 42x40 shop with a 24x12 addition that offers radiant heat, epoxied floors, and transparent overhead doors that fill the space with daylight. Inside, you'll find granite countertops, a gas stove, stainless steel appliances, and three natural gas fireplaces—one each in the main living room, basement family room, and the primary bedroom. Soaring 16-foot ceilings and expansive windows create a bright and open main living space, complete with built-in speakers throughout. There is a large, open air office area leading into the luxurious primary bedroom, that includes a gas fireplace, 4-piece ensuite with a steam shower, and walk-in closet. The fully developed basement features a wet bar with fridge, additional bedroom and bathroom, and in-floor heating. Enjoy seamless smart home living with a Control4 system managing your entertainment, and A/C to control the temperatures. Step outside to a newly built deck, gas lines to both BBQ and firepit (under the gazebo), outdoor speakers, a natural firepit area, woodshed, and a beautifully landscaped garden oasis basking in sun all day long. A newly installed 3-stage septic system completes this



incredible package. This home is absolutely gorgeous and sits on a beautiful 2.79 acre lot. There is also a large shed, RV dump and hookups. It truly has it all, book your showing today!

Built in 2013

### Essential Information

MLS® #	A2236632
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,868
Acres	2.79
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modified Bi-Level
Status	Active

### Community Information

Address	37, 704010 Range Road 64
Subdivision	Mystic Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5C5

### Amenities

Parking Spaces	20
Parking	RV Access/Parking, Triple Garage Attached, RV Garage
# of Garages	8

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Data, Wired for Sound, Bar
Appliances	Bar Fridge, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Courtyard
Lot Description	Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Secluded, Treed, Wooded, Yard Drainage
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Zoning	CR-2

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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