

\$799,900 - 3104 111 Street, Rural Grande Prairie No. 1, County of

MLS® #A2238745

\$799,900

6 Bedroom, 3.00 Bathroom, 1,525 sqft
Residential on 2.53 Acres

Sunrise Estates., Rural Grande Prairie No. 1,
County of, Alberta

Welcome to “Sunrise Edge” Your
Acreage Retreat Just 5 Minutes from City
Limits!

Discover the perfect blend of country living with city amenities with this immaculate, fully developed bungalow on 2.5 acres in CR5 zoning. Located just outside the city, this stunning property is move-in ready and packed with features and recent upgrades. Step inside to an open concept layout that’s bright and airy, thanks to large windows on both levels that fill the home with natural light. The main floor offers 3 spacious bedrooms and 2 bathrooms, including a 5pc ensuite, main floor laundry, and a cozy gas fireplace in the living room. The fully developed walkout basement adds another 3 bedrooms, a full bath, wood stove, and plumbing roughed in for a wet bar or full kitchen. Enjoy the outdoors from your massive west-facing deck, perfect for the prairie sunsets, or relax on the covered patio below. The landscaped and fenced yard includes gates on both sides of the home and a sliding gate for RV parking. Recent upgrades include: 2025: New refrigerator & dishwasher; 2024: New furnace, city water; 2022: Hot water tank; 2021: Septic mound. Additional features include ample storage for all your toys and tools. Negotiable items include most furniture (see virtual tour), 2 TVs, snowblower, electric snow shovel, seacan,



tractor, zero-turn mower, cinderblocks, ladder, gas-powered pump, and air compressor. Possession is flexible, making it easy for you to make this serene and functional acreage your next home.

Built in 2006

Essential Information

MLS® #	A2238745
Price	\$799,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,525
Acres	2.53
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	3104 111 Street
Subdivision	Sunrise Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W5B5

Amenities

Parking	Heated Garage, Parking Pad, RV Access/Parking, Triple Garage Attached, Gravel Driveway
# of Garages	3

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Lighting, Barbecue
Lot Description	Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	7
Zoning	CR-5

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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