

# **\$728,000 - 714031b 74 Road Range, Rural Grande Prairie No. 1, County of**

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MLS® #A2239440

**\$728,000**

5 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 3.39 Acres

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

You will not find many acreages like this one for sale! Just 15 minutes West from Grande Prairie, with pavement right to your driveway! This 3.39 acre CR-5 Zoned private treed acreage will be sure to check all the boxes. From the 30x40 heated shop with 10ft door plus mezzanine and small bathroom with shower, to the updated 1521sq-ft bungalow home boasting 5 bedrooms and 3 full bathrooms with main floor laundry, plus attached heated garage with not one but TWO decks, one which is covered and complimented by a hot tub. Letâ€™s make our way inside your new home that welcomes with a good sized living room with large vaulted ceilings and wood burning fireplace. Dining is perfectly placed allowing a table of any shape or size for all occasions. The kitchen has adequate counter + cabinet space, updated kitchen sink taps and garburator, updated counter tops and cabinet hardware, and a must have pantry. Off the kitchen is an entrance or potential future mudroom from your attached heated garage, and main floor laundry room. Remainder of the main floor consists of three bedrooms, including the master bedroom with wall unit a/c, walk-through closets and a full en-suite, and another full bathroom. There is luxury commercial grade luxury vinyl plank flooring that is continuous throughout the whole house



The basement is fully developed with in floor heating, that welcomes you into a massive family room, two bedrooms, full bathroom, a utility room and a cold storage room . Now your beautiful yard also known as your private oasis , is treed with ample space for activities and a garden area with garden boxes, apple trees, a cherry tree, a plum tree, chokecherry trees and saskatoon bushes surrounding the yard. This acreage is a true must see, and will be sure to check all your boxes, book your viewing today. ( shingles on house done in 2019 and shop 2020 , fridge/stove new in 2021, septic cleaned out 2024, Furnace cleaned June 2025)

Built in 1998

**Essential Information**

MLS® #	A2239440
Price	\$728,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,521
Acres	3.39
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

**Community Information**

Address	714031b 74 Road Range
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5L8

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private, Garden, Many Trees
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	July 14th, 2025
Days on Market	14
Zoning	CR5

### Listing Details

Listing Office	RE/MAX Grande Prairie
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