

\$979,900 - 745008 Range Road 54, Rural Grande Prairie No. 1, County of

MLS® #A2203050

\$979,900

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 | \$979,900 |
| 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, In Floor, Forced Air, See Remarks |
| 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 | Farm, Garden, Landscaped, Lawn, No Neighbours Behind, Pasture, Treed, See Remarks |
| Roof | Asphalt Shingle |
| Construction | See Remarks |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 48 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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