

\$2,950,000 - 21 54032 Twp Rd 712, Rural Grande Prairie No. 1, County of

MLS® #A2224113

\$2,950,000

6 Bedroom, 7.00 Bathroom, 5,150 sqft
Residential on 3.11 Acres

Sandy Ridge Estates., Rural Grande Prairie
No. 1, County of, Alberta

Behind the gates of this rural estate lies a complete lifestyle property, perfectly located on pavement with city water and sewer, just seconds from city limits. This 3.11-acre retreat offers unmatched privacy, mature trees, convenience, and luxury. With over 9,000 developed sqft, this completely renovated home blends timeless elegance with modern farmhouse style. The stunning kitchen features Wolfe and Sub-Zero appliances, custom cabinetry, and a 10x6 island with seating for 8. The main floor opens to a backyard oasis with outdoor cook station, huge composite deck, hot tub, and a sparkling private pool with waterslide. The luxurious primary suite includes a fireplace, spa-like ensuite, walk-through dressing room, large designer laundry room, 3-season sunroom with fireplace, radiant heater and overlooks pool and manicured grounds. Main floor living space also offers huge dining area, living room with floor to ceiling stone fireplace, timber beams, entertainment room, office area and powder room. Upstairs, find two large bedrooms with full bathrooms, including a guest suite with full ensuite and private balcony. The finished basement offers a second full kitchen, theatre, gym, sauna, three bedrooms, two bathrooms, games room, and a hockey rec room with synthetic floor tiles. Outside, enjoy a five-bays of attached garage,



a triple detached heated garage, RV parking with hookup, and an amazing lighted sport court perfect for pickleball, tennis, basketball, and a winter hockey rink (Zamboni negotiable). Barn with mezzanine is converted into an indoor hockey arena with its own NHL inspired locker room. Complete with air conditioning, paved driveway, gated privacy, fountain, stone walkways and firepit areas. This truly is a legacy property designed for entertaining, playing, hosting, and unwinding.

Built in 1992

Essential Information

MLS® #	A2224113
Price	\$2,950,000
Bedrooms	6
Bathrooms	7.00
Full Baths	7
Square Footage	5,150
Acres	3.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	21 54032 Twp Rd 712
Subdivision	Sandy Ridge Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 8H8

Amenities

Parking	Double Garage Attached, Gated, Heated Garage, Triple Garage Attached, Triple Garage Detached
# of Garages	8

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Bar, Beamed Ceilings
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished, Suite

Exterior

Exterior Features	Private Yard, Built-in Barbecue, Basketball Court, Fire Pit, Private Entrance, RV Hookup, Storage, Tennis Court(s)
Lot Description	Back Yard, See Remarks, Landscaped, Many Trees
Roof	Cedar Shake
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	133
Zoning	CR-2

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.