

# **\$2,849,000 - 715084b Range Rd 65, Rural Grande Prairie No. 1, County of**

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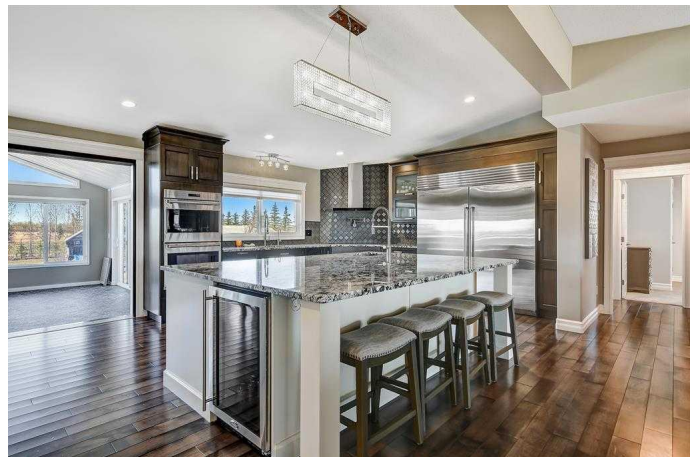
MLS® #A2091265

**\$2,849,000**

6 Bedroom, 5.00 Bathroom, 3,954 sqft  
Residential on 9.76 Acres

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

Enter this incredible property through a powered gate in the city of Grande Prairie on 9.88-acres. Over 4 million spent to build this amazing acreage as you see it today!!! The stunning home is a massive 3954 sq ft on main floor, with over 7500 sq ft finished, boasting spacious open floor plan that is perfect for both family living and entertaining guests. The large cook's kitchen is equipped with top-of-the-line appliances, including built in Sub Zero fridge and freezer, Wolf Induction Cooktop, Dual Wolf Ovens, and Dual Dishwashers. The home features total of 6 bedrooms, 4.5 bathrooms, an office, and a large spectacular master ensuite that includes his and her walk-in closets and separate vanities, insulated, covered, and heated deck as well as a 1000 sq ft uncovered deck with a saltwater hot tub. In addition to the main floor, there is a huge basement that includes two bedrooms, a gym, an open theatre room, and an amazing full wet bar with built in appliances. Attached, 4 car, 42 x 36 garage with epoxy flooring and commercial fume hood for winter barbeques. Outside, the property has a large gazebo with a fire pit, windscreen, and custom rock wall. There is also a 40 x 50 cover-all building with a gravel pad and 2-16x16 overhead doors, a stocked swimming pond with cemented sides and tons of sandy



beach and dock and a 2 Bedroom Forest River park model trailer with designated septic tank and cistern, separate power and gas hookups. Amazing 8,800 Sq. Ft. shop alone was over 1.4 million to build with 10 inch walls, four 16x16 ft. electric overhead doors, instrument air throughout, heated epoxy floor and radiant heating, 200 amp power, tool storage room, office, two 3 piece baths, upper mezzanine with a theatre screen, stereo system, full kitchen with granite countertops, and appliances. Currently zoned as Residential CR5, making this property perfect for both living and working. The owner spared no expense on this beautiful acreage, including approximately 3,000 tonnes of gravel with geosynthetic liner. There are also over 2600 large trees for added privacy and a complete irrigation system. This property is truly a rare find!

Built in 2015

### **Essential Information**

MLS® #	A2091265
Price	\$2,849,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,954
Acres	9.76
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	715084b Range Rd 65
Subdivision	NONE

City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4K4

### **Amenities**

Parking	Quad or More Attached
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### **Interior**

Interior Features	Bar, Beamed Ceilings, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s), Crown Molding
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Microwave, Oven-Built-In, Range Hood, Satellite TV Dish, Stove(s), Tankless Water Heater, Washer, Instant Hot Water
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Gazebo, Landscaped, Many Trees, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 2nd, 2023
Days on Market	594
Zoning	CR5

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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