

# **\$639,900 - 1-743074 54 Range, Rural Grande Prairie No. 1, County of**

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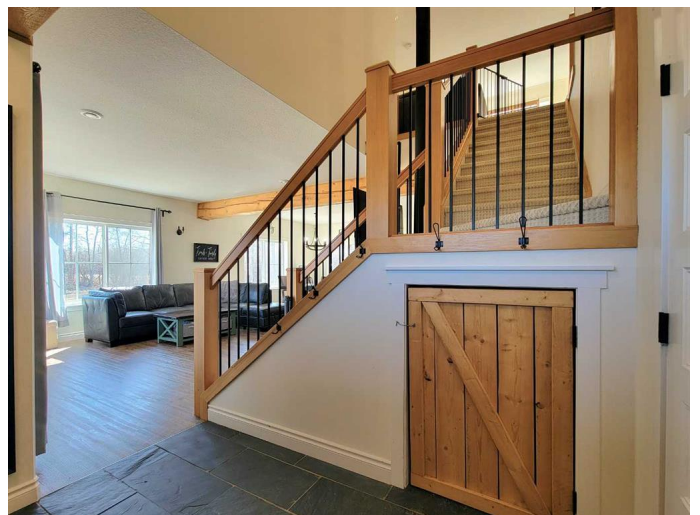
MLS® #A2214287

**\$639,900**

5 Bedroom, 3.00 Bathroom, 2,390 sqft  
Residential on 3.01 Acres

Webster, Rural Grande Prairie No. 1, County of, Alberta

Feel like saying goodbye to the City Life and HELLO to ACREAGE LIVING?! Welcome to this custom built 2500+ sq ft home on 3 treed acres. This chic country home with white soft close cabinets, quartz counter tops, exposed beams, a custom island... hidden dishwasher, and pot filler over the gas stove.... are just a few of the things that will have you swooning over this home and dreaming of making it yours! This home gives you 5 bedrooms & 3 full bathrooms! With in floor heat throughout, and a thermostat in every room. Main floor has a large entry way featuring 9'™ ceilings, a coat closet and under stair storage room, the ceiling height continues into an open concept living room, dining area & kitchen. 1 large bedroom on this floor, plus a laundry room, a full bathroom, a mud room, and utility room. Beautiful natural light all throughout the home with windows surrounding - facing north & south east, with tree views out every one of them. This home has a wood stove in the living area to keep you cozy through those winter months. Custom-built wood shelving in every closet AND in the walk-in pantry. Upstairs has a bonus room, 3 bedrooms & a full bathroom, PLUS the primary bedroom that fits a king size bed & features an en suite that includes a tub/shower combo, his & hers sinks in the most stunning crafted vanity, plus a great sized closet. Covered concrete porch in the



front and the back, provides great outdoor space for the whole family! Sit on the porch swing and enjoy all of what this amazing property has to offer you for so many years to come! Backyard has a kids play set, a basketball "court" a shed with power, and you might even catch a glimpse of the neighbouring properties cows at your back fence line every now and then! Theres truly so much to love here. Property is approximately 300â€™ off of the pavement. There is a large gravel area, next to the dog kennel, that could be a potential garage location with services already hooked up with water, sewer, and power, creating the perfect location for your future shop or garage! Have any dogs? Want chickens? Theres a wood and wire built area for you! Kids take the bus to school? Enjoy the bus shelter these folks made to match the house! If you're after that acreage life style... Don't wait any longer. Make this property yours!

Directions: Go north on Hwy 2 past Sexsmith, go left on twp rd 744 and then left on RR 54 and first right.

Built in 2016

### **Essential Information**

MLS® #	A2214287
Price	\$639,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,390
Acres	3.01
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	1-743074 54 Range
Subdivision	Webster
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

## Amenities

Parking Spaces	6
Parking	None

## Interior

Interior Features	Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Lawn, No Neighbours Behind, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, See Remarks
Foundation	Slab

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	21
Zoning	CR3

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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