

# **\$749,000 - 90, 715010 Range Road 84, Rural Grande Prairie No. 1, County of**

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MLS® #A2225253

**\$749,000**

6 Bedroom, 3.00 Bathroom, 2,224 sqft  
Residential on 2.91 Acres

Hilltop Estates., Rural Grande Prairie No. 1,  
County of, Alberta

OPEN HOUSE Sunday July 6, 1-3pm with a New Price Reduction\*\*\*Welcome to "Aspen Reach", 15 min from City Limits on a Quiet Dead End Road, 2.9 Acres, CR3\*\*\*Treed with Aspen and Spruce for Privacy\*\*\*View of the Rockies on RR84 heading towards Hwy 43\*\*\*New Home Warranty: Building Envelope 2027, Structural 2032\*\*\*Co-Operative Four Well Water Supply, one of the best in Alberta, Water Treatment Facility in Hilltop Estates, ran by the community, Reverse Osmosis inside the Home\*\*\*Brand new \$50,000 Septic System - Three Stage, At Grade\*\*\*RV Hookup on Garage as well as Septic Hookup in Ground\*\*\*Just Installed in May 2025: Cultured Stone Chimney and Wrap, Concrete Pad outside of Garage\*\*\*Piled Grade Beam Engineered Concrete Foundation - Commercial Grade\*\*\*10 inch walls R36 value, fibreglass blown insulation in attic R50 value\*\*\*Hot Water on Demand, High Efficiency Furnace\*\*\*NO Smoking or Carpet Home\*\*\*Three Decks - East, West, South facing\*\*\*Greenhouse, Fenced Garden, Two Sheds, Treehouse, Pond, Landscaped Firepit Area\*\*\*Fruit Trees/Bushes: Apple, Nanking Cherry, Cranberry, Three Types of Raspberries\*\*\*Most Furniture Negotiable along with Lawnmower, Cell Phone Booster, Blue Playhouse, Gas BBQ\*\*\*Jun 30 Update: Rock on the inside of Fireplace installed (see photo



and video); Capping installed on all decks (see photo); Chimney to be completed in the next few days

Built in 2019

### **Essential Information**

MLS® #	A2225253
Price	\$749,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,224
Acres	2.91
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	90, 715010 Range Road 84
Subdivision	Hilltop Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3S0

### **Amenities**

Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front, Garage Faces Side, Gravel Driveway, Heated Garage, Insulated, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Oven, Gas Range, Refrigerator, Tankless Water Heater, Washer, Water Purifier, Gas Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Rain Gutters, RV Hookup, Storage
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	42
Zoning	CR-3

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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