

38- 721022 Range Road 54  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2280122

**\$899,000**



<b>Division:</b>	Goldenrod Estates	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey, Acreage with Residence	
<b>Size:</b>	1,946 sq.ft.	<b>Age:</b> 2021 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Heated Garage, Quad or More Attached	
<b>Lot Size:</b>	2.84 Acres	
<b>Lot Feat:</b>	Square Shaped Lot	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-72-5-W6
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		
<b>Inclusions:</b>	Solar Panel		

This stunning acreage offers the perfect balance of city convenience and rural serenity. Situated on 2.84 acres, this expansive home features 6 bedrooms, 3.5 bathrooms, and a dedicated home office. Entertainment is elevated here with a custom "starlight" home theater room, perfect for movie nights under the "stars." Car enthusiasts and hobbyists will love the massive 4-car garage, while the integrated solar panels ensure modern energy efficiency. Enjoy the best of both worlds—minutes from the city, but a world away from the noise.