

**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

**Features:** Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry

**Inclusions:** 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.