

**57-704010 64 Range Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2281810

\$989,900



Division:	Mystic Ridge	
Type:	Residential/House	
Style:	Acreage with Residence, Bi-Level	
Size:	2,429 sq.ft.	Age: 2021 (5 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Heated Garage, Quad or More Attached	
Lot Size:	2.47 Acres	
Lot Feat:	Many Trees, No Neighbours Behind, Private	

Heating:	Forced Air	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-70-6-W6
Exterior:	Vinyl Siding	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Located in the prestigious Mystic Ridge, this like-new custom home sits on a private 2.47-acre treed lot with paved access, offering the perfect balance of luxury and nature. The bright, open main floor showcases soaring ceilings, custom beam work, and a cozy gas fireplace, creating an elegant yet welcoming atmosphere. A chef-inspired kitchen anchors the home with quartz countertops, premium appliances, a large island, and a butler's pantry—ideal for entertaining and everyday living. The main-level primary retreat offers a spa-style ensuite and walk-in closet, while the upper level features a vaulted bonus room, built-in office, upgraded laundry, and two spacious bedrooms. Enjoy a heated, finished quadruple garage, oversized deck, and a private yard with trails and play space. Engineered plans for a future shop add excellent potential (county approval required). Close to river and crown land, with city water, air conditioning, and low county taxes. Don't miss out and book your showing today!