

**#1, 63028 704 Township  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2288051**



## \$874,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,600 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.04 Acres		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	CR 2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** BLINDS

Located just minutes from the beautiful Wapiti Nordic Ski Trails, and conveniently located just before the turnoff to The Ranch subdivision, this stunning 1,600 sq. ft. fully developed raised bungalow offers the perfect blend of luxury and peaceful acreage living. Situated on 3.04 acres of sandy, pine-covered terrain, this exceptional property features a thoughtfully designed floor plan that embraces its natural surroundings. The home welcomes you with hand-scraped hardwood flooring, elegant iron spindles, and an open-concept main living area filled with natural light. The kitchen is a true showpiece, complete with quartz countertops, dark cabinetry, and a massive island—perfect for entertaining or family gatherings. The dining and living areas flow seamlessly, creating a warm and inviting space to call home. The impressive primary suite overlooks the serene, treed backyard and includes a spacious walk-in closet and a spa-inspired ensuite, dual sinks, a separate shower, and a relaxing jet tub. Two additional bedrooms, a full bathroom, and convenient main floor laundry complete the upper level. Downstairs, the fully developed basement offers an expansive family room with a cozy gas fireplace and wet bar, two oversized bedrooms, and another full bathroom with in-floor heat—ideal for guests or a growing family. Car enthusiasts and hobbyists will love the huge finished and heated triple garage, providing ample room for vehicles, toys, and storage. If you’ve been dreaming of acreage living with modern finishes and city convenience just minutes away, this is your opportunity. Take the short, scenic drive and experience this incredible property for yourself!