

7725 67 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2288326



\$1,420,000

Division:	Maple Ridge Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,531 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad, Triple Garage Attached, Triple Garage Detached		
Lot Size:	0.86 Acre		
Lot Feat:	Back Yard, Treed		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-71-5-W6
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	RURAL ESTATE (RE)
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Fridge, induction stove, dishwasher, wall microwave, wall oven, window coverings, GDO's, a/c unit, washer, dryer, attached garage cabinets, bar in shop.

Welcome to this exceptional custom-built Maple Ridge home offering 5 bedrooms and 3.5 bathrooms. Perfectly situated on a beautifully treed 0.86-acre lot in a quiet cul-de-sac surrounded by walking trails and a welcoming, family-oriented community. This 2531 sqft 2 storey was built for both elevated living and everyday practicality. Thoughtfully designed home featuring 9-foot ceilings on the main and lower levels, in-floor heating with multiple zones, a high-efficiency furnace, Navien combi system, Cat 5 wiring, architectural exterior lighting and quality craftsmanship throughout. The chef-inspired kitchen is both elegant and functional, showcasing granite countertops, custom Lafleur real maple cabinetry with soft-close doors, hidden spice racks, glass display accents, eating bar, undermount sink with touchless faucet, induction cooktop, wall oven, and newer appliances, all complemented by updated herringbone tile. The inviting great room with gas fireplace, hardwood floors and french doors creates a warm yet refined gathering space, while a soundproofed media room, central vacuum, central air and custom closet built-ins add comfort and convenience. The spacious primary bedroom offers a retreat of its own with a gas fireplace, beautiful natural light, a spa-like ensuite with dual vanities, fully tiled glass shower, and relaxing soaker tub. Outdoors, enjoy a covered deck, two-season sunroom with natural gas BBQ hookup, firepit, irrigation system, decorative landscape curbing, and mature trees providing privacy and year-round beauty. The triple car attached garage impresses with 14-foot ceilings, 12-foot doors, heated flooring and generous storage, while the remarkable two-storey 34x34 engineered heated shop—complete with 10 & 12-foot doors, bar area, car-lift capability, and upper level bonus room —offers incredible flexibility for hobbies,

workspace, or extended family use. With paved access to the house, hard-packed gravel to the shop, and striking curb appeal in every season, this property seamlessly blends luxury, space, and everyday functionality into one extraordinary offering.