

\$729,000 - 61, 54049 Township Road 712, Rural Grande Prairie No. 1, County Of

MLS® #A2237924

\$729,000

5 Bedroom, 3.00 Bathroom, 1,436 sqft
Single Family on 3.53 Acres

Willowood Estates, Rural Grande Prairie No. 1, County Of, Alberta

Located in Willowood Estates just minutes from the city, with pavement leading right to the driveway! This 3.53-acre property offers a spacious bi-level home with 5 bedrooms and 2.5 baths, detached double garage, 1,535 sq ft heated shop and generous concrete parking pads. Bright tiled entryway and new hardwood flooring throughout the main level. Kitchen offers plenty of cabinetry and island for additional prep space. Primary bedroom includes his-and-hers closets and 2 pc bath. Two additional bedrooms and 4 pc bath complete the main level. Fully developed basement features two large bedrooms—both with walk-in closets and one with a gas fireplace—plus a secondary living area with potential for a sixth bedroom. There's also a cold storage/canning room, spacious laundry room with cabinetry, and 3 pc bath. Downstairs has been updated with durable vinyl plank flooring, and a newer furnace adds to the home's comfort and efficiency. Zoned CR-4 supports residential use with added flexibility for home-based businesses. The 1,535 sq ft shop is equipped with 14x14 OHD, radiant heat, concrete floors, 220V power, and sink. Outdoor living is enhanced by a large steel aggregate deck at the back of the home, perfect for entertaining or enjoying the peaceful, beautifully maintained yard with mature trees and large garden space. Call



today to schedule your private showing!
(id:6289)

Built in 1974

Essential Information

Listing #	A2237924
Price	\$729,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,436
Acres	3.53
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	61, 54049 Township Road 712
Subdivision	Willowood Estates
City	Rural Grande Prairie No. 1, County Of
Province	Alberta
Postal Code	T8W5A5

Amenities

Features	Treed, PVC window, No Smoking Home
Parking	Detached Garage, Oversize, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Grassroots Realty Group Ltd.



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