

\$949,500 - 704025 Range Road 74, Rural Grande Prairie No. 1, County Of

MLS® #A2249653

\$949,500

3 Bedroom, 3.00 Bathroom, 1,748 sqft
Single Family on 9.56 Acres

N/A, Rural Grande Prairie No. 1, County Of, Alberta

Amazing Location! Nature Lover's Paradise! Welcome to this beautiful custom-built bungalow, perfectly situated on just under 10 acres. Tucked away on a quiet dead-end road southwest of town, this property offers the ideal balance of privacy and convenience, with all amenities less than a 20-minute drive away. Inside this must see home, you'll find a thoughtfully updated interior featuring maple cabinetry, durable vinyl plank flooring, and an abundance of storage throughout. The spacious living room, complete with a cozy wood-burning stove, creates a warm and inviting atmosphere for cooler evenings. The main floor includes a generous primary suite with ensuite, along with the convenience of main floor laundry. The fully developed basement extends your living space with two additional bedrooms, in-floor heating, a large storage room that could easily double as an office, and a full bathroom with double sinks. There is also potential to add one or two more bedrooms if desired, making this home adaptable for any family's needs. Direct access from the basement to the garage adds everyday practicality. Outside, the landscaped yard is a true highlight. A well-established garden, fencing set up for horses, a large pond, and a 32 x 60 shop provide endless opportunities for both hobby farming and recreation. With crown land and the Wapiti



River nearby, youâ€™ll enjoy endless outdoor adventures including trail riding and exploring. This home and property is a nature loverâ€™s dreamâ€”peaceful, private, and perfectly located. Donâ€™t miss your chance to own this stunning custom-built bungalow in a truly exceptional setting! (id:6289)

Built in 2003

Essential Information

Listing #	A2249653
Price	\$949,500
Bedrooms	3
Bathrooms	3.00
Square Footage	1,748
Acres	9.56
Year Built	2003
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	704025 Range Road 74
Subdivision	N/A
City	Rural Grande Prairie No. 1, County Of
Province	Alberta
Postal Code	T8X5G6

Amenities

Utilities	Electricity, Natural Gas, Sewer, Water
Features	Treed, Other, PVC window
Parking Spaces	10
Parking	Attached Garage, Parking Pad, RV
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Washer & Dryer
Heating	Natural gas, Wood Forced air, Wood Stove

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

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

Listing Details

Listing Office Sutton Group Grande Prairie Professionals



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 22nd, 2025 at 9:16pm PDT