

\$2,300,000 - 53, 704041 Range Road 72, Rural Grande Prairie No. 1, County Of

MLS® #A2258039

\$2,300,000

4 Bedroom, 4.00 Bathroom, 2,829 sqft

Single Family on 3.41 Acres

Riverview Pine Estates, Rural Grande Prairie No. 1, County Of, Alberta

Welcome to your luxurious acreage retreat just minutes southwest of Grande Prairie. This 2019 custom Stonebuilt Home is a rare and remarkable treasure. A true architectural tribute, paying homage to Alberta's lush landscape with endless views on 3.41 acres of thoughtfully carved out and designed exterior, bordered by breathtaking forest, this property is surrounded and protected by thousands of acres of pristine crown land, offering expansive views of the Wapiti River Valley. The local landscape is a vital wildlife corridor, preserving the age-old towering trees and is rich in wildlife. At the heart of the property, tucked into the trees, is a sleek contemporary hybrid timber frame two-story dream home. Thoughtfully designed to offer a strong indoor-outdoor connection while creating dramatic views from every angle possible. This warm and inviting 4,327 sqft of fully developed living space features a combination of industrial design elements and natural, organic materials throughout. Soaring ceilings, rich wood accents, luxury touches and expansive windows frame a picturesque and serene forest with river valley views. A carefully crafted family friendly layout offers a spacious and inviting atmosphere. The main living area is open concept, integrating your kitchen, dining and living areas effortlessly. Built for entertaining the main floor features a



multiple seasons room complete with built in BBQ and wood burning stove. The kitchen is a true chef's dream featuring Wolf appliances, sub zero fridge and a hidden butlers pantry, to name a few. The main level features a spacious bedroom complete with 4pc ensuite, home office drenched in moody aesthetic and a beautiful powder room. As you make your way to the upper-level you will notice a small cozy nook that could be treated as a 5th bedroom. The primary retreat you won't be able to overlook your very own private deck complete with hot tub. A mini fridge and coffee bar has been conveniently carved into the plans to allow you to pour yourself a cup of coffee in the morning or a glass of wine at night without ever leaving your oasis. Your boutique-like walk in closet features custom built cabinetry and for practicality hosts your own laundry, dual vanities and luxurious steam shower. The lower of level of the home offers two generous sized bedrooms, 4pc bathroom, a charming under the stairs nook perfect for kids to play and a large rec room for the ultimate cozy evenings in. Detached 35x50 Shop with Apartment living quarters complete with kitchen, laundry & bathroom. Endless opportunities for enjoyment are presented with this property: morning coffee on the deck, peaceful hikes through the forest, walks along the river, connecting with the like-minded community members of Riverview Pines and adventurous afternoons exploring. Through the use of natural wood, forward thinking design and textural elements, this home creates a truly contemporary and luxurious space for you to call home. Book your exclusive tour today. (id:6289)

Built in 2019

Essential Information

Listing #	A2258039
Price	\$2,300,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,829
Acres	3.41
Year Built	2019
Type	Single Family
Sub-Type	Freehold

Community Information

Address	53, 704041 Range Road 72
Subdivision	Riverview Pine Estates
City	Rural Grande Prairie No. 1, County Of
Province	Alberta
Postal Code	T8W5G2

Amenities

Utilities	Water
Features	See remarks, Other
Parking	Attached Garage, Detached Garage, Garage
# of Garages	4

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Stove, Microwave, See remarks, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office

Grassroots Realty Group Ltd.



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Listing information last updated on October 22nd, 2025 at 9:31pm PDT