

**17- 713019 RR 71**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2312611**



**\$1,700,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,794 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Asphalt, Concrete Driveway, Double Garage Attached, Ele		
<b>Lot Size:</b>	60.55 Acres		
<b>Lot Feat:</b>	Farm, Many Trees, Private		

<b>Heating:</b>	In Floor	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	24-71-7-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Pantry, Sauna, Soaking Tub, Storage, Wet Bar		

**Inclusions:** Solar powered gate, blinds and window coverings, 2 sheds. SHOP- Fridge, stove, washer, dryer, compressor, cabinets

This generational opportunity offers 60 picturesque acres overlooking the City of Grande Prairie, featuring an immaculate fully developed bungalow, an impressive shop with living quarters, and a 40x80 hay shed. Located just five minutes west of town, this pristine estate was meticulously developed and landscaped by the original owners, capitalizing on the rolling terrain and sweeping views of the countryside and city skyline. It is perfect for an outdoor-loving family, horse enthusiast, hobby farmer, developer, or anyone seeking a private country estate. The beautifully sheltered yard sits alongside roughly 40 acres of farmland and 10 to 15 acres of trees with walking trails, two dugouts and 3 separate gated accesses into the land. The pristine 1,794 sqft bungalow boasts full ICF walls to the ceiling, a functional floor plan with 5 bedrooms, and 3 full bathrooms. Enjoy the comfort of in-floor heating throughout the entire home and the oversized double garage. The layout includes a spacious maple kitchen, a huge laundry room, a wet bar, and a sauna. Relax on the covered front veranda or the covered rear deck with glass railing, and enjoy the convenience of a dedicated garage entrance to the basement. The incredible 34x54 shop is fully finished with in-floor heat, 16 ft ceilings, and 14 ft and 12 ft overhead doors. It also houses complete living quarters featuring a full kitchen, full bathroom, and mezzanine sleeping area, plus attached cold storage. Rounding out the property is a winding driveway framed by mature evergreens, a solar-powered front gate, a fully fenced perimeter, and an expansive asphalt and concrete parking apron between the house and shop. Zoned Agricultural for maximum flexibility, this stunning estate also includes new shingles on the house, shop, and sheds. Opportunities of this caliber are a rare find&mdash;contact your realtor today to schedule a

private viewing and secure your dream country estate!