ROBERT HART MOORE
GRASSROOTS REALTY GROUP

780-897-4170
robert@grassrootsrealtygroup.ca

89, 704041 72 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2322915



$499,900

Division:	Riverview Pine Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,560 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	4	**Baths:**	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	2.66 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Laminate, Vinyl	**Sewer:**	Septic Field
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	CR 4
Foundation:	Piling(s)	**Utilities:**	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Shed

Welcome to your own private slice of country paradise in the heart of Riverview Pine Estates, a truly special acreage community where neighbours know each other by name, friendships come easy, and life feels just a little simpler. Tucked away on a beautifully treed 2.66 acre parcel with a peaceful creek running behind, this property offers the kind of privacy, charm, and warmth that is getting harder and harder to find. The setting is absolutely picturesque, with the added bonus of the Riverview Pine Estates playground nearby which is close enough for convenience, yet far enough away to preserve the quiet serenity of home. Lovingly cared for by the same owners for over 40 years, the pride of ownership here is unmistakable, and the home has been thoughtfully maintained and upgraded over the years with improvements including newer furnaces, hot water tank, windows, shingles, and added double insulation beneath the exterior siding for extra insulation value. Step inside from the front deck, complete with ramp access, and you’re welcomed by an enormous entrance that immediately sets the tone for the generous space this home has to offer. The layout is one of its standout features, boasting 4 bedrooms, an office, 2 bathrooms, and 2 living rooms, creating the flexibility and function today’s families crave. The main living spaces flow beautifully, with laundry conveniently tucked just off the entry, leading into the kitchen, dining area, and large front living room, while the second living room is made even cozier with a wood-burning fireplace that adds warmth, ambiance, and helps offset heating costs. The massive primary bedroom is a true retreat with its own half ensuite, and the main bathroom features an accessible double shower with a low-profile fibreglass base. Underneath, the home is dry and very well constructed, offering excellent potential for

future wiring or plumbing upgrades if desired. Outside, the property continues to impress with a 24x22 heated garage that is insulated, boarded, powered, and equipped with a natural gas forced air heater, plus a lean-to shelter and two additional good sized sheds for all your storage and hobby needs. With CR-4 zoning offering added flexibility, city water already connected, paved access all the way, and city limits just 11 minutes away, this is the perfect blend of country freedom and everyday convenience. Acreages like this don’t come along often! Beautifully cared for, incredibly functional, and set in one of the most welcoming communities around, this is one that truly needs to be experienced in person to be fully appreciated.

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