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**40, 712009 Range Road 54 Range , Rural Grande Prairie No. 1, County of, Alberta - \$1,350,000**



Main Photo

## Property Description

Spectacular setting for this stunning custom-built two-story home, just minutes from Grande Prairie! Nestled on 3.09 acres and zoned CR-5, this expansive 4,500 sq. ft. residence offers space, comfort, and endless possibilities.

The main floor features a beautifully upgraded kitchen that flows seamlessly into the impressive great room with hardwood floors and a cozy fireplace. Also on the main level are four spacious bedrooms, three bathrooms, a private office, and convenient laundry.

Upstairs, you'll find three additional bedrooms, a full bathroom, and a dedicated theater room perfect for



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family movie nights.

Step outside into your private outdoor oasis—complete with a brand-new hot tub, gazebo, and professionally landscaped yard featuring curbed tree islands.

For parking and projects, the home includes an attached triple-car garage plus a heated 1,200 sq. ft. detached shop with double garage doors and fully finished living quarters above.

This remarkable property offers room for trucks, the option to run a home-based business, and the lifestyle you've been searching for—all in a prime location just outside the city.

## REALTOR Referral

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*Courtesy Of: Grassroots Realty Group Ltd.*



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