

#2, 710072 40 Highway
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2221520

\$849,900

Division:	Sprucewood Park		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	3,283 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Carport		
Lot Size:	7.52 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	See Remarks	Zoning:	CR4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS, HOT TUB

Just one minute from city limits, this stunning 7.52-acre fully treed acreage offers an incredible blend of location, privacy, space, and upgrades—an opportunity that comes along only once in a decade. The paved driveway leads you through towering spruce trees to a beautifully manicured yard, an architecturally striking 3,228 sq ft (includes the 720 sqft converted garage space) custom home, and a massive 42' x 60' steel pole coverall shop with concrete floor—perfect for RVs, equipment, or all your toys. Inside, the home features numerous updates including quartz countertops, subway tile backsplash, new sink and fixtures in the kitchen, fresh vinyl tile flooring, new carpet, and updated paint throughout. The spacious living room opens onto a two-tier deck and a 3-season BBQ/hot tub screen room, complete with a low-maintenance, skirted saltwater hot tub on a concrete slab—perfect for year-round relaxation. Vaulted ceilings and large windows fill the main living areas with natural light, while the second level boasts a luxurious master suite with a fully renovated spa-like ensuite and a large custom theatre room. The upper level includes four generously sized bedrooms, all with new paint and flooring, plus a fully updated bathroom and a convenient Jack and Jill bathroom. Additional highlights include main floor laundry, a lower-level guest bedroom with ample storage, and a converted 720 sq ft garage that now serves as a four-season workspace, man cave, or games room. This property must be seen to be truly appreciated—don't miss your chance to own this rare gem. County approved 2nd approach (waiting for county to put in the remainder of the approach)