

31, 710081 Range Road 55
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2252016

\$869,900

Division:		Pine Valley Estates	
Type:		Residential/House	
Style:		Acreage with Residence, Bungalow	
Size:		2,084 sq.ft.	Age: 1972 (53 yrs old)
Beds:		4	Baths: 4
Garage:		Heated Garage, Triple Garage Attached	
Lot Size:		3.69 Acres	
Lot Feat:		Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y	
Heating:		Forced Air	Water: Well
Floors:		Carpet, Laminate, Tile	Sewer: Septic System
Roof:		Metal	Condo Fee: -
Basement:		Finished, Full	LLD: -
Exterior:		Log, Metal Siding	Zoning: CR-4
Foundation:		Poured Concrete	Utilities: -
Features: Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)			
Inclusions: Fridge, Gas Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Control, A/C			

This stunning 2084 sq ft fully renovated bungalow offers the perfect blend of rustic charm and modern upgrades—just minutes from town yet tucked away on a private, treed 3.7-acre lot that backs onto Bear Creek. A truly unique and tranquil setting! Inside, nearly every detail has been updated for long-term comfort: new septic system, plumbing, electrical, windows, doors, and a durable metal roof as well as updated tin siding. A newer furnace ensures efficient heating, while the warmth of two wood-burning fireplaces adds to the cozy atmosphere. The heart of the home is the brand-new kitchen featuring granite countertops, center island, gas stove, and massive dining area—perfect for hosting family and friends. The inviting living room offers generous space for gatherings, highlighted by the log home charm. The primary suite boasts a walk-in closet and luxurious ensuite with double sinks and tiled shower. A second bedroom with ensuite provides privacy for guests, while a third bedroom, another full bathroom, and a well-appointed laundry room complete the main level. The fully finished basement expands your living space with a massive rec/family room, wood fireplace, additional bedroom, full bathroom with in flr heat, and plenty of storage. Car enthusiasts and hobbyists will love the 28’ x 40’ triple garage with radiant heat, epoxy floors, hot/cold taps, and a rear bay door for easy property access. Brand new East facing 20’x16’ composite deck with aluminum railing provides a peaceful setting to entertain guests or simply relax! With its incredible updates, functional layout, and serene location surrounded by nature, this property is more than a home—it’s a retreat.