

2 731014 52 Range Road  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2256417

**\$849,900**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	2 Storey, Acreage with Residence		
Size:	2,234 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Off Street		
Lot Size:	12.21 Acres		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-73-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	ICF Block	Utilities:	-

**Features:** High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NA

Welcome to this stunning acreage retreat set on over 12 private acres, just 15 minutes to Sexsmith and 16 minutes to Grande Prairie. This beautifully designed home blends modern elegance with everyday comfort, featuring soaring ceilings, expansive windows, and an open concept layout filled with natural light. The gourmet kitchen is a chef's dream with quartz countertops, a double oven, stainless steel appliances, a large pantry, and seamless flow into the dining and living areas, perfect for entertaining. A den, dedicated laundry room, and a full four piece bath complete the main floor. Upstairs, you will find an open to below design, two spacious bedrooms, another four piece bath, and the impressive primary suite with a walk in closet and spa inspired five piece ensuite. The fully finished basement includes two additional bedrooms, a generous rec room, a three piece bath, storage, and a utility room. Enjoy the outdoors with a large deck overlooking your private property. The home also includes a attached two car garage, while the back of the property features a huge steel frame quonset ideal for hobbies and storage. This acreage is move in ready, offering the perfect balance of luxury, privacy, and convenience. A rare opportunity to own a property of this caliber so close to town.