

# **\$849,900 - 2 731014 52 Range Road, Rural Grande Prairie No. 1, County of**

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MLS® #A2256417

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,234 sqft  
Residential on 12.21 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

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 an 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.



Built in 2018

## Essential Information

MLS® #	A2256417
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,234
Acres	12.21
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	2 731014 52 Range Road
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4N5

## Amenities

Parking	Double Garage Attached, Off Street
# of Garages	8

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
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Lot Description	Back Yard, Front Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

**Additional Information**

Date Listed	September 12th, 2025
Days on Market	2
Zoning	CR-5

**Listing Details**

Listing Office	Real Broker
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