

# \$689,900 - 17 714053 Road 73 Range, Rural Grande Prairie No. 1, County of

MLS® #A2256529

**\$689,900**

5 Bedroom, 3.00 Bathroom, 1,276 sqft  
Residential on 3.66 Acres

Lakeview Estates., Rural Grande Prairie No. 1,  
County of, Alberta

Acreage living in Lakeview Estates! Only minutes from city limits this 3.66 acre property is zoned CR4 and offers the perfect blend of privacy and convenience at an affordable price. Featuring numerous updates including windows, roof, appliances, septic system, well â€” making it truly the perfect family home. Inside, youâ€™ll find 5 spacious bedrooms, three full bathrooms, plenty of natural light and many tasteful renovations throughout. The finished walk out basement is thoughtfully set up providing more than enough space for the whole family. Enjoy the extra space of a triple-car garage for vehicles, toys, and storage, plus several smaller outbuildings ideal for garden sheds or hobby use. For those who enjoy outdoor living, this property has a well maintained fire pit + garden area, loaded apple trees and saskatoon bushes as well as a large kids playground area. The stunning view is one you'll enjoy all year round! \*list of all updates available upon request\*



Built in 1990

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2256529  |
| Price     | \$689,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |

|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 3                                |
| Square Footage | 1,276                            |
| Acres          | 3.66                             |
| Year Built     | 1990                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 17 714053 Road 73 Range               |
| Subdivision | Lakeview Estates.                     |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8W 5J7                               |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Detached |
| # of Garages | 3                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Open Floorplan                                         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 2                                                      |
| Fireplaces        | Basement, Gas, Living Room                             |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full, Walk-Out                               |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Playground, Storage |
| Lot Description   | Back Yard           |
| Roof              | Asphalt Shingle     |
| Construction      | Vinyl Siding        |
| Foundation        | ICF Block           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 9                    |
| Zoning         | CR4                  |

### **Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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