

**17, 712054 Range Road 55**  
**Grande Prairie, Alberta**

**MLS # A2309425**



**\$989,900**

<b>Division:</b>	Eagle Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,292 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	4.50 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees		

**Heating:** Forced Air, Natural Gas

**Water:** Cistern

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 18-71-5-W6

**Exterior:** Vinyl Siding

**Zoning:** CR4

**Foundation:** ICF Block

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)

**Inclusions:** Washer/dryer x2, bar fridge, projector & surround sound, all attached shelving, attached tv mounts, all fencing & panels, security cameras on outside, all light fixtures, all window coverings, GDO + control(s), double oven, Cooktop.

Horse property within CITY LIMITS in the sought-after community of Eagle Estates! Set on 4.47 fenced acres, this exceptional property offers the perfect blend of country living, privacy, and convenience all while being in the City. Whether you're looking for space for horses, room for toys, or simply a peaceful acreage lifestyle, this property checks every box. Step inside and you'll immediately appreciate the bright, open-concept layout filled with natural light, warm hardwood flooring, and timeless finishes throughout. The kitchen is designed for both everyday living and entertaining, featuring beautiful granite countertops, high-end appliances including a double oven & stunning cooktop, ample cabinetry, and a convenient walk-through pantry to keep everything organized and functional. The main floor also offers a versatile den perfect for a home office, along with a convenient half bathroom. Upstairs, you'll find three spacious bedrooms including a stunning primary retreat complete with a walk-in closet and luxurious 5-piece ensuite featuring double sinks, a tiled shower, and relaxing soaker tub. A large bonus room adds even more living space for movie nights, kids' hangouts, or a second family room, while the upstairs laundry room with a pedestal washer and sink adds extra convenience to everyday life. The fully developed basement expands the home even further and is built for entertaining and relaxation with a home theatre projection system & surround sound. Downstairs you'll find a beautiful bar area, large family room, additional bedroom complete with a washer and dryer, a full bathroom, and a dedicated gym space that could easily be used as a hobby room or flex area depending on your needs. Outside, enjoy the peaceful surroundings from the spacious two-tier deck overlooking the beautifully maintained yard. The heated garage

with radiant heat and drive-through bay offers incredible functionality for vehicles, recreational toys, and acreage living. The separate outbuilding is currently set up for horses offering multiple stalls and soft stall flooring. There is the perfect balance of open grass space and fenced off areas for horses, or other livestock. This incredible acreage property offers the space, comfort, and lifestyle opportunities that are rarely found this close to the city. Call your favorite agent and come view this stunning home!