

**731006 Range Road 51  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2327552**



**\$850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,956 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.75 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn, Many Trees, Rectangular Lot		

<b>Heating:</b>	Boiler	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	11-73-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Country Living Just Minutes from the City! Enjoy the best of rural living on this beautiful 10.7-acre acreage, located just 15 minutes northeast of Grande Prairie. This spacious ranch-style bungalow offers over 2,800 sq. ft. of comfortable, single-level living with 4 bedrooms, 4 bathrooms, and plenty of space for family and entertaining. The welcoming living room features a stunning double-sided fireplace, creating a warm and inviting atmosphere that's perfect for gathering with friends and family. The bright kitchen includes a sunny dinette overlooking the beautifully landscaped yard. An attached heated double garage adds everyday convenience, while the large rear deck provides the perfect place to relax and enjoy the peaceful country setting. The home retains much of its original character and is ready for some updating, making it an excellent opportunity to build equity while creating your ideal country home. Outside, you'll find everything you need for acreage living, including a 30' x 40' shop, 40' x 60' quonset, 20' x 40' barn, and fenced areas suitable for livestock. Mature trees, established landscaping, and open space create an ideal setting for a hobby farm, horses, or simply enjoying the privacy of country living. If you've been looking for the perfect family acreage with room to grow, work, and play—all within minutes of Grande Prairie—this property is ready to welcome you home. Agent is related to the seller.