

**113, 704041 Range Road 72
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2225943



\$650,000

Division:	Riverview Pine Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,941 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	2.31 Acres		
Lot Feat:	Few Trees, Landscaped		

Heating:	Forced Air	Water:	Other, Public
Floors:	Laminate, Linoleum, Vinyl	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	CR4
Foundation:	Perimeter Wall, Poured Concrete, Wood	Utilities:	-
Features:	No Smoking Home, Wood Counters		

Inclusions: Pool, Garage Heater

Tranquil Acreage Living Just Minutes from the City & Riverview Pine Estates Discover refined country living with urban convenience in this beautifully maintained property nestled in prestigious Riverview Pine Estates, just outside the city limits in the County of Grande Prairie. This 2.31-acre CR-4 zoned parcel offers the ideal balance of privacy, functionality, and luxurious comfort—perfect for families, entertainers, or those seeking space to thrive. Step inside the spacious home featuring 4 bedrooms, 2 bathrooms, an office, and a main-floor den, thoughtfully laid out for both relaxation and productivity. The main bathroom has been elegantly renovated, and the interior boasts a blend of rustic charm and modern updates including newer flooring, updated cabinetry, and stylish wood countertops. A walkout basement with a cozy wood-burning fireplace adds warmth and character to the lower level. The home is serviced with city water and a holding tank, ensuring reliability even during high usage. Recent mechanical upgrades include a newer furnace and hot water tank, with the Garage also plumbed for in-floor heating and equipped with forced air heat for year-round comfort. Outdoors, enjoy the oversized 4-bay garage complete with floor drains and ample space for all your vehicles, hobbies, or workshop needs. The large deck invites outdoor living, featuring a built-in pool—a rare and luxurious touch—perfect for summer entertaining. The tin roof, paved access, and beautifully landscaped yard with mature trees offer both aesthetic appeal and practical durability. Additional highlights include oak cabinetry, some new windows and a setting that's both peaceful and conveniently located near the city. Whether you're hosting gatherings, raising a family, or simply enjoying the serene views, this home

offers a lifestyle that blends rustic luxury with modern ease. Properties like this are rare—book your private showing today and experience the best of acreage living in Riverview Pine Estates.