

**712066 Range Road 53**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2246010**



**\$929,000**

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                       |               |                   |
| <b>Size:</b>     | 4,173 sq.ft.                                           | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 4                                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Gravel Driveway, Heated Garage |               |                   |
| <b>Lot Size:</b> | 16.51 Acres                                            |               |                   |
| <b>Lot Feat:</b> | Lawn, Many Trees, No Neighbours Behind, Secluded       |               |                   |

|                    |                                       |                   |              |
|--------------------|---------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                | <b>Sewer:</b>     | Septic Field |
| <b>Roof:</b>       | Cedar Shake                           | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full, Unfinished                      | <b>LLD:</b>       | 16-71-5-W6   |
| <b>Exterior:</b>   | Brick, Vinyl Siding                   | <b>Zoning:</b>    | CR-2         |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -            |

**Features:** Ceiling Fan(s), Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

**FOUND IT !!!** This is a beautiful and spacious custom-built ONE OWNER home situated on a large estate spanning 16.5 acres of land **ON THE EDGE OF TOWN!!!** The house boasts over 4000 square feet of living space with a grand entrance way and stunning stairwell feature with 18-foot ceilings. There are 4 bedrooms and 3.5 bathrooms, including a large primary suite with a huge 5-piece ensuite that features a soaker tub. The attached garage is oversized, covering over 1000 square feet of garage space and is heated and finished with a back entry, laundry room, and boot room. There are two large living spaces, a formal dining room, and an updated kitchen with a large window overlooking the yard and access to a west-facing BBQ deck. The lowered family room off the eat-in kitchen has a fireplace feature and walks out to the deck. There is also a huge rec/entertainment room over the garage that provides ample space for gym equipment or a favorite couch, TV, and ping pong table. Upstairs, there are three large bedrooms, two bathrooms, and a large laundry/storage room. The basement is partially developed and could potentially host more bedrooms, a family room space, or storage. The yard is well-maintained with mature trees, grassy areas, and an octagon firepit area to enjoy in the summer sun. The property is conveniently located near the new Harry Belfour School being built and is only a stone's throw away from paved RR53. Overall, this is a fantastic property that offers plenty of space and amenities for a comfortable and enjoyable living experience. Anyone looking for a beautiful and spacious custom-built home on a large estate should view this property.