

**38- 721022 Range Road 54
Rural Grande Prairie No. 1, County of, Alberta****MLS # A2280122****\$899,000****Division:** Goldenrod Estates**Type:** Residential/House**Style:** 2 Storey, Acreage with Residence**Size:** 1,946 sq.ft. **Age:** 2021 (5 yrs old)**Beds:** 6 **Baths:** 3 full / 1 half**Garage:** Heated Garage, Quad or More Attached**Lot Size:** 2.84 Acres**Lot Feat:** Square Shaped Lot**Heating:** Forced Air, Natural Gas**Water:** Well**Floors:** Carpet, Hardwood, Tile**Sewer:** Septic Tank**Roof:** Asphalt**Condo Fee:** -**Basement:** Full**LLD:** 8-72-5-W6**Exterior:** Concrete, Vinyl Siding**Zoning:** CR5**Foundation:** Poured Concrete**Utilities:** Natural Gas Connected**Features:** Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry**Inclusions:** Solar Panel

This stunning acreage offers the perfect balance of city convenience and rural serenity. Situated on 2.84 acres, this expansive home features 6 bedrooms, 3.5 bathrooms, and a dedicated home office. Entertainment is elevated here with a custom "starlight" home theater room, perfect for movie nights under the "stars." Car enthusiasts and hobbyists will love the massive 4-car garage, while the integrated solar panels ensure modern energy efficiency. Enjoy the best of both worlds—minutes from the city, but a world away from the noise.