

**714046 RGE RD 73**
**Rural Grande Prairie No. 1, County of, Alberta**
**MLS # A2282697**

**\$875,000**
**Division:** Westridge Estates

**Type:** Residential/House

**Style:** 1 and Half Storey, Acreage with Residence

**Size:** 2,709 sq.ft.      **Age:** 2002 (24 yrs old)

**Beds:** 7      **Baths:** 3

**Garage:** Additional Parking, Garage Door Opener, Garage Faces Front, Gravel Drivew

**Lot Size:** 3.96 Acres

**Lot Feat:** Many Trees, Private

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** GARAGE HEATER, GARAGE DOOR OPENERS AND 2 REMOTES, SHED, 4CUBIC METER WATER TRAILER.

Country living just minutes from the city, this private, tree-surrounded acreage is located only 5 minutes from Grande Prairie and offers the space, freedom, and upgrades Northern Alberta buyers are searching for. Follow the winding driveway to a beautifully updated country-style 7 bedroom, 3 bathroom family home with over 1,800 sq ft on the main floor alone, featuring a bright open living room, dining area, and kitchen with granite countertops added in 2024 and professionally installed vinyl plank flooring throughout the main living areas in 2024. The main level also includes three bedrooms including the primary, two bathrooms, and main floor laundry. Upstairs you'll find three large bedrooms and a full 4-piece bathroom, perfect for kids, guests, or home office space. The fully finished walk-out basement is massive and built for true acreage living with a dedicated wood stove room featuring a Drolet wood stove, a huge 56" x 12" recreation room, a seventh oversized bedroom, a storage room with shelving, and a large mechanical room with additional storage, plus a cold room under the deck ideal for chopping, stacking, and storing firewood. A major highlight of the property is the custom built 30" deep by 50" wide heated garage with two 10" overhead doors, wired for a welder and compressor with extra plugs and lighting, making it ideal for toys, tools, or a home-based business. Outside, enjoy minimal maintenance with only about an acre of lawn to mow while the rest of the property remains peaceful natural bush with trails throughout, complemented by over 10 apple and pear trees, haskap bushes, more saskatoons than you can count, and over 50 privacy trees planted. The acreage offers plenty of parking with room for more, pavement right to the driveway, and is fully serviced with electricity, natural gas, and fiber optic

internet. Major updates include new shingles in 2023 and a new furnace in 2021 that is prepped for air conditioning. Water is simple and cost-effective with a large cistern holding over 18 cubes, a digital water monitoring system with dual alerts, and a water trailer included. Zoned CR-2 with no restrictive covenants, this property offers the privacy, flexibility, and lifestyle acreage buyers in Northern Alberta truly value. This acreage has a septic treatment plant that was pumped and serviced January 28, 2026 and fireplace was wet certified Jan 29, 2026. Please click on the 3D or multimedia link to view the 3D virtual tour, brochure in supplements or click on the brochure link.