

# **\$749,900 - 743026 Rd71 Range, Rural Grande Prairie No. 1, County of**

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MLS® #A2216005

**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,120 sqft  
Residential on 6.70 Acres

NONE, Rural Grande Prairie No. 1, County of,  
Alberta

Welcome to this stunning 6.7-acre acreage offering the perfect blend of country charm and modern comfort. This spacious home features 5 bedrooms and 4 bathrooms—ideal for families of all sizes. Enter through the garage into a functional mudroom with built-in locker-style cubbies. Leading through to the main floor that boasts a stylish kitchen with a pantry, stainless steel appliances including a brand new dishwasher. It offers a large dining area with patio doors leading to a spacious deck—perfect for outdoor entertaining. There is a cozy sitting room with a fireplace, a main floor bedroom, and full bathroom to complete the main level.

Upstairs, the master suite is a true retreat with breathtaking views of the horse pen, a jacuzzi tub, walk-in closet, and ensuite with double sinks and tiled shower. There are two more bedrooms, a full bathroom, upper-level laundry, and a bonus room with surround sound and projector to offer space for the whole family.

The fully finished basement adds even more room with a fifth bedroom, another full bathroom, and a large great room—perfect for a home gym, play area or additional living room. Home also includes a brand new hot water tank as well as motherboard in furnace replaced 4 years ago.

Outside, youâ€™ll find a double attached



garage, a fenced horse pen, and a 26' x 28' shop on skids with 100 amp service and an overhead doorâ€”ideal for storage, projects, or small equipment. This property offers the perfect mix of space, function, and peaceful rural living!

Built in 2008

### Essential Information

MLS® #	A2216005
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,120
Acres	6.70
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	743026 Rd71 Range
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### Amenities

Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Cleared, Garden, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	May 5th, 2025
Zoning	CR-5

## Listing Details

Listing Office	eXp Realty
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