

# \$995,000 - Range Road 74 Range N, Rural Grande Prairie No. 1, County of

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MLS® #A2235520

**\$995,000**

6 Bedroom, 3.00 Bathroom, 2,188 sqft  
Residential on 2.98 Acres

Grandview, Rural Grande Prairie No. 1,  
County of, Alberta

This 2188 square foot Bungalow is located just west of GP. The home is situated on 2.98 acres with lots of parking and a 4 CAR GARAGE!! Plus there is a landscaped yard, front deck and covered back deck! The main level in the home has an office/bedroom off the entrance. There is a large entry way that leads you into the main living area. The living room has tall ceilings featuring wood beams, recessed ceiling and a fireplace feature wall. The kitchen has a large island, lots of cabinetry, high end appliances and a stunning oversized pantry!! The spacious dining room leads you to a covered back deck. The main level also has a laundry room, another bedroom full bathroom. The basement has 3 bedrooms, a large living area, media/TV room, full bathroom and this home has lots of storage. Take advantage of a new home with all the hard start up work done for you!!

Built in 2023

## Essential Information

MLS® #	A2235520
Price	\$995,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3



Square Footage	2,188
Acres	2.98
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	Range Road 74 Range N
Subdivision	Grandview
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W5L8

### Amenities

Parking	Quad or More Attached
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### Interior

Interior Features	Beamed Ceilings, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	See Remarks
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	4
Zoning	CR2

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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