

\$1,150,000 - 37, 704010 Range Road 64, Rural Grande Prairie No. 1, County of

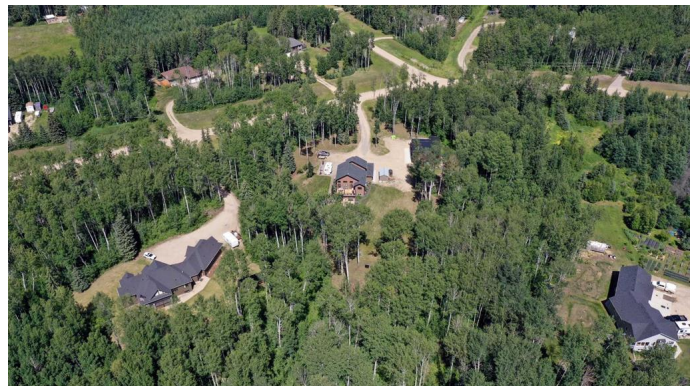
MLS® #A2236632

\$1,150,000

4 Bedroom, 3.00 Bathroom, 1,868 sqft
Residential on 2.79 Acres

Mystic Ridge, Rural Grande Prairie No. 1,
County of, Alberta

Just minutes from Grande Prairie in desirable Mystic Ridge, this fully upgraded 4-bedroom, 3-bathroom home sits on a high lot. The spacious triple car garage features in-floor heat, and a stunning 2019 built 42x40 shop with a 24x12 addition that offers radiant heat, epoxied floors, and transparent overhead doors that fill the space with daylight. Inside, you'll find granite countertops, a gas stove, stainless steel appliances, and three natural gas fireplaces—one each in the main living room, basement family room, and the primary bedroom. Soaring 16-foot ceilings and expansive windows create a bright and open main living space, complete with built-in speakers throughout. There is a large, open air office area leading into the luxurious primary bedroom, that includes a gas fireplace, 4-piece ensuite with a steam shower, and walk-in closet. The fully developed basement features a wet bar with fridge, additional bedroom and bathroom, and in-floor heating. Enjoy seamless smart home living with a Control4 system managing your entertainment, and A/C to control the temperatures. Step outside to a newly built deck, gas lines to both BBQ and firepit (under the gazebo), outdoor speakers, a natural firepit area, woodshed, and a beautifully landscaped garden oasis basking in sun all day long. A newly installed 3-stage septic system completes this



incredible package. This home is absolutely gorgeous and sits on a beautiful 2.79 acre lot. There is also a large shed, RV dump and hookups. It truly has it all, book your showing today!

Built in 2013

Essential Information

| | |
|----------------|---|
| MLS® # | A2236632 |
| Price | \$1,150,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,868 |
| Acres | 2.79 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 37, 704010 Range Road 64 |
| Subdivision | Mystic Ridge |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8W 5C5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 20 |
| Parking | RV Access/Parking, Triple Garage Attached, RV Garage |
| # of Garages | 8 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Data, Wired for Sound, Bar |
| Appliances | Bar Fridge, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |

| | |
|-----------------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Courtyard |
| Lot Description | Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Secluded, Treed, Wooded, Yard Drainage |
| Roof | Asphalt Shingle |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 1 |
| Zoning | CR-2 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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