

# \$949,500 - 704025 Range Road 74, Rural Grande Prairie No. 1, County of

---

MLS® #A2249653

**\$949,500**

3 Bedroom, 3.00 Bathroom, 1,748 sqft  
Residential on 9.56 Acres

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

Amazing Location! Nature Lover's Paradise! Welcome to this beautiful custom-built bungalow, perfectly situated on just under 10 acres. Tucked away on a quiet dead-end road southwest of town, this property offers the ideal balance of privacy and convenience, with all amenities less than a 20-minute drive away. Inside this must see home, youâ€™ll find a thoughtfully updated interior featuring maple cabinetry, durable vinyl plank flooring, and an abundance of storage throughout. The spacious living room, complete with a cozy wood-burning stove, creates a warm and inviting atmosphere for cooler evenings. The main floor includes a generous primary suite with ensuite, along with the convenience of main floor laundry.

The fully developed basement extends your living space with two additional bedrooms, in-floor heating, a large storage room that could easily double as an office, and a full bathroom with double sinks. There is also potential to add one or two more bedrooms if desired, making this home adaptable for any familyâ€™s needs. Direct access from the basement to the garage adds everyday practicality.

Outside, the landscaped yard is a true highlight. A well-established garden, fencing set up for horses, a large pond, and a 32 x 60 shop provide endless opportunities for both



hobby farming and recreation. With crown land and the Wapiti River nearby, youâ€™ll enjoy endless outdoor adventures including trail riding and exploring.

This home and property is a nature loverâ€™s dreamâ€”peaceful, private, and perfectly located. Donâ€™t miss your chance to own this stunning custom-built bungalow in a truly exceptional setting!

Built in 2003

### Essential Information

MLS® #	A2249653
Price	\$949,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,748
Acres	9.56
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	704025 Range Road 74
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5G6

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Treed, Secluded
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Days on Market	2
Zoning	CR-5

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.