

\$869,900 - 31, 710081 Range Road 55, Rural Grande Prairie No. 1, County of

MLS® #A2252016

\$869,900

4 Bedroom, 4.00 Bathroom, 2,084 sqft
Residential on 3.69 Acres

Pine Valley Estates., Rural Grande Prairie No. 1, County of, Alberta

This stunning 2084 sq ft fully renovated bungalow offers the perfect blend of rustic charm and modern upgrades—just minutes from town yet tucked away on a private, treed 3.7-acre lot that backs onto Bear Creek. A truly unique and tranquil setting! Inside, nearly every detail has been updated for long-term comfort: new septic system, plumbing, electrical, windows, doors, and a durable metal roof as well as updated tin siding. A newer furnace ensures efficient heating, while the warmth of two wood-burning fireplaces adds to the cozy atmosphere. The heart of the home is the brand-new kitchen featuring granite countertops, center island, gas stove, and massive dining area—perfect for hosting family and friends. The inviting living room offers generous space for gatherings, highlighted by the log home charm. The primary suite boasts a walk-in closet and luxurious ensuite with double sinks and tiled shower. A second bedroom with ensuite provides privacy for guests, while a third bedroom, another full bathroom, and a well-appointed laundry room complete the main level. The fully finished basement expands your living space with a massive rec/family room, wood fireplace, additional bedroom, full bathroom with in flr heat, and plenty of storage. Car enthusiasts and hobbyists will love the 28'™ x 40'™ triple



garage with radiant heat, epoxy floors, hot/cold taps, and a rear bay door for easy property access. Brand new East facing 20'x16' composite deck with aluminum railing provides a peaceful setting to entertain guests or simply relax! With its incredible updates, functional layout, and serene location surrounded by nature, this property is more than a home—it's a retreat.

Built in 1972

Essential Information

MLS® #	A2252016
Price	\$869,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,084
Acres	3.69
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	31, 710081 Range Road 55
Subdivision	Pine Valley Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5A6

Amenities

Parking Spaces	8
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, See Remarks
Roof	Metal
Construction	Metal Siding, Log
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	5
Zoning	CR-4

Listing Details

Listing Office	RE/MAX Grande Prairie
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