

# **\$540,000 - 84 714053 Range Road 73 County Of Grande Prairie Range, Rural Grande Prairie No. 1, County of**

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MLS® #A2202148

**\$540,000**

6 Bedroom, 2.00 Bathroom, 2,650 sqft  
Residential on 3.82 Acres

Lakeview Estates., Rural Grande Prairie No. 1,  
County of, Alberta

Imagine enjoying nearly 4 acres of picturesque out door space, complete with a large pond that provides cherished family moments of picnics, gatherings and skating in the winter. Inside the spacious home you will find 6 bedrooms and 2 full baths. The large kitchen space is ideal for the family and overlooks one of the wood burning fireplaces in the open family room that provides an opportunity to enjoy the crackling sounds of wood as well as saving money over the winter months. There is also an office/ library on the main floor. The downstairs living space features a second wood burning fireplace and has a recent fresh update of paint.

The home has undergone numerous enhancements such as a stunning large bay window that invites natural light into the living room, cozy carpeting in the basement and bedrooms, two new furnaces, some windows, siding, upgraded wiring to install a future generator for piece of mind if the power fails, two stage septic system, two wells for peace of mind and reliability and a resurfaced deck above above the garage with a heated drain. For sports enthusiasts you'll love the basketball court that is in the basement-perfect for practice or family fun.

Built in 1976



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2202148                         |
| Price          | \$540,000                        |
| Bedrooms       | 6                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,650                            |
| Acres          | 3.82                             |
| Year Built     | 1976                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                                                        |
|-------------|--------------------------------------------------------|
| Address     | 84 714053 Range Road 73 County Of Grande Prairie Range |
| Subdivision | Lakeview Estates.                                      |
| City        | Rural Grande Prairie No. 1, County of                  |
| County      | Grande Prairie No. 1, County of                        |
| Province    | Alberta                                                |
| Postal Code | T8W 5J7                                                |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | See Remarks                                |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air                   |
| Cooling           | None                                       |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 2                                          |
| Fireplaces        | Family Room, Wood Burning, Basement        |
| Has Basement      | Yes                                        |
| Basement          | Finished, Full                             |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other, Private Yard |
|-------------------|---------------------|

|                 |                            |
|-----------------|----------------------------|
| Lot Description | Many Trees, Pie Shaped Lot |
| Roof            | Asphalt Shingle            |
| Construction    | Vinyl Siding               |
| Foundation      | Poured Concrete            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 53               |
| Zoning         | Cr-4             |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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