

# \$919,000 - 25, 712028, Range Road 51, Rural Grande Prairie No. 1, County of

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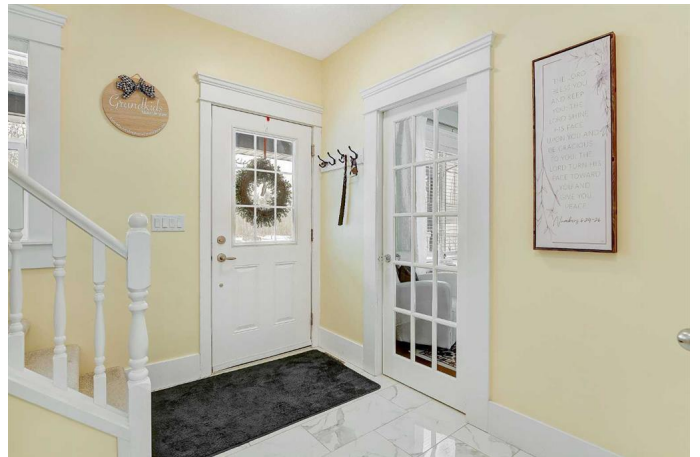
MLS® #A2207561

**\$919,000**

5 Bedroom, 4.00 Bathroom, 1,679 sqft  
Residential on 4.45 Acres

Autumn Wood Estates., Rural Grande Prairie  
No. 1, County of, Alberta

Welcome to Autumn Wood Estates, where country charm meets modern comfort on 4.45 acres of beautiful land. This character home has been completely rebuilt from the studs and rafters, preserving its warmth while adding thoughtful updates throughout. Behind the gated entrance, a covered front porch welcomes you, an ideal spot for morning coffee as the sun rises over the trees or quiet evening chats under a starlit sky. Inside, the heart of the home is a thoughtfully redesigned kitchen, where crisp white cabinets, granite countertops, and stainless steel appliances create a bright, inviting space. A grey island with an under-counter fridge adds contrast and extra prep space, while a charming coffee bar with open shelving and matching grey cabinetry makes mornings just a little bit sweeter. The living room is warm and welcoming, framed by elegant columns (restored) and half-walls that add character without closing off the space. Dark engineered hardwood grounds the room, while a fireplace invites cozy nights spent with family. Just beyond, the sunroom is a light filled retreat—vaulted ceilings, walls of windows, and an airy feel make it the perfect spot to gather with friends, sip wine, and share stories that last late into the night. Tucked away on the main floor, the primary bedroom is a peaceful escape. Vaulted ceilings make the



space feel airy and open, while soft natural light filters in, creating a sense of calm. A sliding barn door leads to the ensuite, where in-suite laundry and a spacious walk-in closet add everyday convenience. Upstairs, original wood floors bring a touch of history to the three charming bedrooms. One features its own walk-in closet, while a thoughtfully designed 3 piece bath serves the level. Downstairs, the fully developed basement offers even more space to spread out. Large windows keep the family room bright and welcoming, while a generous bedroom, a second 4 piece bath, and additional laundry provide flexibility for guests or growing families. And then there's the guest house—a rare find with endless possibilities. At 600 sq ft, this self contained space includes a kitchen, sitting area, bathroom, den, and one bedroom. Whether you dream of a private retreat for adult children, a quiet home office, a creative studio, or an Airbnb, it's ready for whatever you need it to be. Outside, the large back deck with a gas line sets the stage for summer barbecues and backyard gatherings. There's truly room for everything here—an oversized 24x24 garage, an 18x30 pole shed, and winding quad trails waiting to be explored. And while the property feels like a private getaway, it's less than 15 minutes from town. If you've been searching for a place that blends character, charm, and modern comfort, this is it!! Call your REALTOR® today to book a showing!

Built in 2019

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2207561  |
| Price     | \$919,000 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |

|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 1,679                            |
| Acres          | 4.45                             |
| Year Built     | 2019                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 25, 712028, Range Road 51             |
| Subdivision | Autumn Wood Estates.                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 4A4                               |

### **Amenities**

|              |   |
|--------------|---|
| Parking      | Additional Parking, Double Garage Detached, See Remarks |
| # of Garages | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, See Remarks  |
| Appliances        | Bar Fridge, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Boiler, Electric, Forced Air, Natural Gas                                      |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line  |
| Lot Description   | No Neighbours Behind, Private, Treed                      |
| Roof              | Metal   |
| Construction      | ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame |
| Foundation        | ICF Block   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 77              |
| Zoning         | CR-2            |

## **Listing Details**

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

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