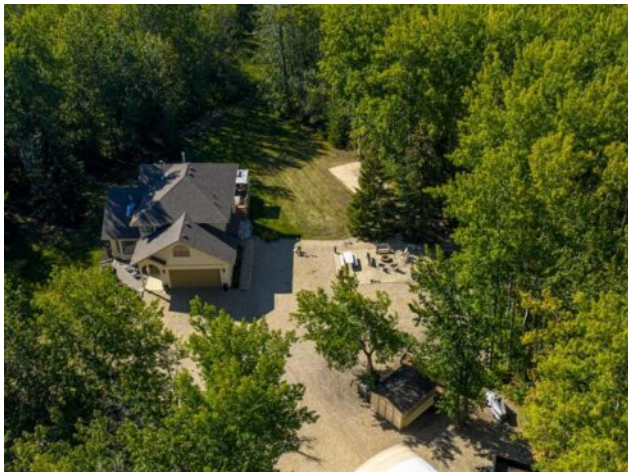




403-668-1070
info@canmorearealiving.ca

711044 Range Road 55
Grande Prairie, Alberta

MLS # A2285951



\$1,099,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,235 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	5.00 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Priv		

Heating:	Fireplace(s), Forced Air, See Remarks	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, See Remarks, Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control, 2 Sheds, Coverall Building, mirror in primary, 2 desks in office.

Immaculate custom-built top quality 1.5-storey home on a completely private, treed 5-acre parcel — on pavement, zoned CR5 and just minutes from popular amenities. Offering over 2,300 sq ft, this beautifully maintained home showcases numerous upgrades, including a renovated kitchen featuring white cabinetry, updated countertops, remodeled pantry, and new appliances. The cozy TV room and breakfast nook open onto a 16' x 32' composite rear deck complete with glass railing, gas BBQ hookup, pergola, and serene, private views — perfect for entertaining or relaxing. Just off the kitchen is the formal dining area highlighted by a striking three-sided fireplace, updated skylights, new windows, and hardwood flooring that flows into the elegant front sitting room with bright east-facing windows. The main floor also offers a convenient laundry room located near the half bath and attached double garage with radiant heat. The welcoming front entry leads to a stunning spiral staircase and upper level featuring a sprawling primary suite with fireplace, new windows, walk-in closet, and an updated ensuite with glass shower, soaker tub, and modern vanity. Two additional oversized bedrooms, an updated full bath, and a flexible bedroom/bonus room space complete this space along with upper-level AC. The basement is partially developed with rec room area & sewing room and includes two hot water tanks, dual furnaces, pressure system, and RO system. Outside, this CR-5 zoned property is meticulously landscaped and includes a large 24' x 60' Arch-Rib Coverall building with power and gravel floor, gravel parking pad, two storage sheds, and newer shingles replaced in 2020 — all surrounded by trees and pure privacy. This is a rare opportunity to purchase a stunning acreage close to town that is CR5 with pavement access and ultimate

seclusion. City water is available is at curb, home has a great well in place. This home shows 10/10 and you can feel the pride in ownership as soon as you approach the welcoming curved driveway. Every detail has been well thought out from the construction to the recent updates. This is not just a home; it's a lifestyle!