

\$825,000 - 723020 Range Road 35, Rural Grande Prairie No. 1, County of

MLS® #A2236265

\$825,000

5 Bedroom, 3.00 Bathroom, 1,705 sqft
Residential on 10.28 Acres

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

Escape to your private dream property, a stunning 1705 sqft, 5-bedroom, 3-bathroom bungalow nestled on a beautifully treed 10-acre parcel. Located just 20 minutes from Grande Prairie and moments from Bezanson, this acreage offers the perfect blend of privacy and convenient access to amenities. The well-established yard is a true highlight, boasting tons of mature trees, lush natural bush, and a dugout, creating a picturesque setting for playing in the yard, evenings around the firepit or relaxing on the expansive deck with its two covered sections. Step inside to a spacious, open-concept main floor designed for comfort and style. A vaulted living room and cozy wood stove set an inviting ambiance. The custom kitchen features white cabinets to the ceiling, granite countertops, a massive island with storage, double ovens, induction stove and a large corner pantry. Durable vinyl plank flooring extends throughout the main floor, and carpet in the bedrooms. The luxurious primary suite offers a vaulted ceiling, access to the deck, and an enormous walk-in closet, complemented by a spacious ensuite with his and her sinks, a tiled shower, and in-floor heat. Two additional nice-sized bedrooms upstairs feature built-in closet organizers, and the main bathroom offers double sinks. Practicality abounds with main floor laundry, accessible off the master closet,



and a brilliant mudroom in the finished and heated garage, perfect extra space for shoes, freezer, and seasonal items. The basement, with in-floor heat, offers two finished bedrooms and a bathroom. The spacious living area is plumbed for a wet bar, awaiting your personal touch of flooring and ceiling. Outside, you'll appreciate the expansive gravel parking with RV plug, two sheds, and a full-length south-facing deck that's wired for a hot tub. This well-cared-for property also includes A/C, central vacuum, hot water on demand, and an R/O water system. Don't miss this opportunity to own a piece of paradise in an unbeatable location!

Built in 2016

Essential Information

MLS® #	A2236265
Price	\$825,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,705
Acres	10.28
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	723020 Range Road 35
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4C1

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Double Oven
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard, RV Hookup
Lot Description	Back Yard, Landscaped, Many Trees, Private, Open Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	9
Zoning	AG

Listing Details

Listing Office	Royal LePage - The Realty Group
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