\$729,000 - 61, 54049 Township Road 712, Rural Grande Prairie No. 1, County of

MLS® #A2237924

\$729,000

5 Bedroom, 3.00 Bathroom, 1,436 sqft Residential on 3.53 Acres

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

Located in Willowood Estates just minutes from the city, with pavement leading right to the driveway! This 3.53-acre property offers a spacious bi-level home with 5 bedrooms and 2.5 baths, detached double garage, 1,535 sq ft heated shop and generous concrete parking pads. Bright tiled entryway and new hardwood flooring throughout the main level. Kitchen offers plenty of cabinetry and island for additional prep space. Primary bedroom includes his-and-hers closets and 2 pc bath. Two additional bedrooms and 4 pc bath complete the main level. Fully developed basement features two large bedroomsâ€"both with walk-in closets and one with a gas fireplaceâ€"plus a secondary living area with potential for a sixth bedroom. There's also a cold storage/canning room, spacious laundry room with cabinetry, and 3 pc bath. Downstairs has been updated with durable vinyl plank flooring, and a newer furnace adds to the home's comfort and efficiency. Zoned CR-4 supports residential use with added flexibility for home-based businesses. The 1,535 sq ft shop is equipped with 14x14 OHD, radiant heat, concrete floors, 220V power, and sink. Outdoor living is enhanced by a large steel aggregate deck at the back of the home, perfect for entertaining or enjoying the peaceful, beautifully maintained yard with mature trees and large garden space. Call







Built in 1974

Essential Information

MLS® # A2237924 Price \$729,000

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,436 Acres 3.53 Year Built 1974

Type Residential Sub-Type Detached

Style Acreage with Residence, Bi-Level

Status Active

Community Information

Address 61, 54049 Township Road 712

Subdivision Willowood Estates.

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8W 5A5

Amenities

Parking Double Garage Detached, Oversized, RV Access/Parking

of Garages 10

Interior

Interior Features No Smoking Home, Vinyl Windows, Recessed Lighting

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Basement

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Landscaped, Rectangular Lot, Garden, Treed

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 9th, 2025

Days on Market 114

Zoning CR-4

Listing Details

Listing Office Grassroots Realty Group Ltd.

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