

\$709,900 - #5, 712074 Range Road 55, Grande Prairie

MLS® #A2212573

\$709,900

4 Bedroom, 3.00 Bathroom, 1,575 sqft
Residential on 4.77 Acres

Eagle Estates., Grande Prairie, Alberta

Welcome to this 4.77-acre property located in desirable Eagle Estates! This nicely maintained 1,575 sq ft bungalow offers the perfect blend of comfort, space, and functionality with basement development and an oversized heated triple garage. Step inside to find refinished hardwood floors throughout the open-concept main floor, complemented by vaulted ceilings and a cozy three-sided gas fireplace in the living room. The bright kitchen features a gas range and flows seamlessly into the dining and living areas—ideal for entertaining. With 3 spacious bedrooms upstairs and an additional bedroom downstairs, this home has room for the whole family. The large master bedroom boasts a vaulted ceiling, gas fireplace, and a luxurious ensuite with jetted tub and separate shower. The basement is a true retreat, featuring new vinyl plank flooring, bedroom, a 3-piece bathroom, large storage area, an oversized games room complete with pool table and bar, and a flex area perfect for hobbies or home gym. Outside, enjoy serene country living with a gas BBQ line, firepit area with concrete surround, greenhouse, extra storage shed, and a fenced area for the dogs. The yard is landscaped with a variety of mature trees and plants. This is a rare opportunity to own a spacious, well-appointed home in a peaceful acreage setting right in the city. A must-see!

Built in 1999



Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2212573 |
| Price | \$709,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,575 |
| Acres | 4.77 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | #5, 712074 Range Road 55 |
| Subdivision | Eagle Estates. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X 4A8 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking | Triple Garage Attached, Additional Parking |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Master Bedroom, See Remarks, Glass Doors, Three-Sided |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Few Trees, Landscaped, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | April 19th, 2025 |
| Days on Market | 14 |
| Zoning | RCRSA Country Residential |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
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