

# \$615,000 - 100, 50001 Township Road 713, Rural Grande Prairie No. 1, County of

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MLS® #A2221173

**\$615,000**

4 Bedroom, 3.00 Bathroom, 1,680 sqft  
Residential on 2.47 Acres

Aspen Ridge., Rural Grande Prairie No. 1,  
County of, Alberta

4 Bedrooms | 2 Dens | 3 Bathrooms | 1,680 Sq Ft | 2.47 Acres - Beautiful & serene acreage less than 15 km from city limits in desirable Aspen Ridge. This fully developed 4-bedroom, 3-bathroom home features 1,680 sq ft of main floor living space. Set on a private, treed 2.47-acre lot, the home offers a bright, functional layout with updated vinyl plank throughout the living room. Kitchen has large island with tons of cabinet space & easy access to the attached garage. Off the dining area is a functional den for either a formal table or the perfect office space. Main floor laundry, a spacious primary suite with a massive walk-in closet and 4-piece ensuite with tile shower, 2 bedrooms & the main bath with laundry complete the upstairs of this raised bungalow. The basement is fully developed with a massive family room, 1 bedroom, renovated bathroom, 1 den, 2 storage rooms, utility room & another access point to the garage. Notable Updates: Tin Roof, high-efficiency furnace, tankless hot water system, water filtration system, pressure tank, well pump, fibre optic lines. A rare opportunity to own in this quiet, family-friendly location. Don't miss out! book your showing today!

Built in 1986



## Essential Information

MLS® #	A2221173
Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,680
Acres	2.47
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	100, 50001 Township Road 713
Subdivision	Aspen Ridge.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4A3

## Amenities

Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Central Vacuum, French Door, Kitchen Island, Storage, Sump Pump(s), Tankless Hot Water, Tile Counters, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Many Trees, Private, Treed
Roof	Metal

Construction	Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	36
Zoning	CR-2

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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