

# \$3,099,000 - 704018 Range Road 65, Rural Grande Prairie No. 1, County of

---

MLS® #A2232859

**\$3,099,000**

8 Bedroom, 6.00 Bathroom, 3,447 sqft  
Residential on 148.00 Acres

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

Private luxury on 148 forested acres—two custom Blackrock homes, a 80'x50' Enframe dream shop, and endless potential just minutes from town.

148 acres

minutes from town- imagine the possibilities! Private luxury surrounded by dense forest. The first home is a 3238sqft, 4 bedroom, 2.5 bathroom bungalow. Open concept with a stunning kitchen featuring quartz countertops, high-end appliances (Wolf 5 burner gas stove) & walk-in butlers pantry. The great room has sweeping vaulted ceilings with an impressive fireplace feature. The dining leads to a covered & screened porch with 2 Calcana heaters. Down the hall there's a cozy second family/tv room with a fireplace & a dreamy laundry room! The master suite has a dressing room (perfect for a baby room), walk-in closet & ensuite (steam shower) leading to an outdoor premium hottub. The second home is 3447sqft two-storey; 4 Bedrooms, 2.5 bathrooms. Impressively designed featuring large south exposed windows flooding the home with natural light. The kitchen features an urban cultivator & out front there's a charming fenced vegetable garden. Upstairs is set up with a second living room, 3 bedrooms



& bathroom. The views from up here are incredible! Recently paved parking! Both homes have A/C, 4 stage septic system & city water. The shop is 80x50 with 3 drive- through 12'-16' overhead doors a full bathroom, bar & 220v. Extensive trails through the forest, skating pond & front security gate. This property is incredibly rare! Book your private tour today!

Built in 2017

### Essential Information

MLS® #	A2232859
Price	\$3,099,000
Bedrooms	8
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,447
Acres	148.00
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	704018 Range Road 65
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5C3

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Driveway, Oversized, Quad or More Detached
# of Garages	10

## Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Range, Range Hood, Refrigerator, Washer, Window Coverings, Oven
Heating	High Efficiency, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Many Trees, Native Plants, Wooded
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	6
Zoning	AG

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.