

# **\$895,000 - 26, 742033 Range Road 53, Rural Grande Prairie No. 1, County of**

---

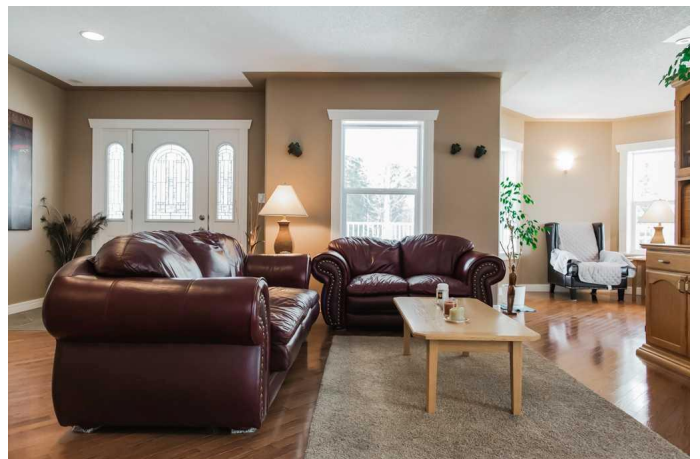
MLS® #A2207581

**\$895,000**

3 Bedroom, 3.00 Bathroom, 2,720 sqft  
Residential on 3.81 Acres

Spruce Villa Estates., Rural Grande Prairie No. 1, County of, Alberta

Private 2720 sq ft two-story home with 3 beds, 3 baths, an office and double attached heated garage as well as a 42'™x60'™ heated shop! The main floor has a large kitchen with custom cabinets and tons counter space, a west facing dining area with garden doors leading to the deck and a sitting area with lots of windows allowing for natural light, a home office and 3 pc bath as well as a sound-proof family/theater room complete with a projector and screen. Upstairs is a large primary suite with a sitting area, a balcony, walk in closet and a 4 pc ensuite with an air tub and separate shower. 2 additional spacious bedrooms up with a 4 pc bath and a laundry room complete with a sink, cabinets and counter space for folding. The basement has 8'™8'™ ceilings, large windows and is open for development. Quality built home with all exterior walls ICF right to the rafters. The shop is 42'™ x 60'™, exterior and interior tin walls, wood frame construction with 18'™ ceilings and a 14'™w x 16'™h overhead door, radiant tube heating with a washroom/laundry room and a mezzanine. Every aspect of this acreage has been well thought out from energy efficiency to ease of maintenance. Not only is the home super quiet and energy efficient but the yard is easy to maintain with an inground sprinkler system that is fed by a 1500 gallon rain-water storage



system and landscaped in such a way that you can literally spend only 1 hour a week to maintain the yard. Attention to detail is evident from the custom built cabinets and the hydronic in-floor heat on all 3 floors to the engineered hardwood and tile through-out. This beautiful acreage is set on 3.81 acres surrounded by trees in Spruce Villa Estates only 25 minutes from Grande Prairie and paved right to your driveway! Located close to Spruce Meadows golf course, this lovely home must be seen to be appreciated.

Built in 2005

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2207581                         |
| Price          | \$895,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,720                            |
| Acres          | 3.81                             |
| Year Built     | 2005                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 26, 742033 Range Road 53              |
| Subdivision | Spruce Villa Estates.                 |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T0H 3C0                               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 99                     |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Pantry, Walk-In Closet(s), Wired for Sound

Appliances See Remarks

Heating In Floor, Hot Water, Natural Gas, Humidity Control

Cooling Rough-In

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Lighting, Private Yard

Lot Description Landscaped, Low Maintenance Landscape, Many Trees, Private, Underground Sprinklers, Yard Lights

Roof Asphalt Shingle

Construction Vinyl Siding, ICFs (Insulated Concrete Forms)

Foundation ICF Block

## Additional Information

Date Listed April 1st, 2025

Days on Market 32

Zoning CR-4

## 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.