

# **\$579,900 - 6, 714010 Range Road 73, Rural Grande Prairie No. 1, County of**

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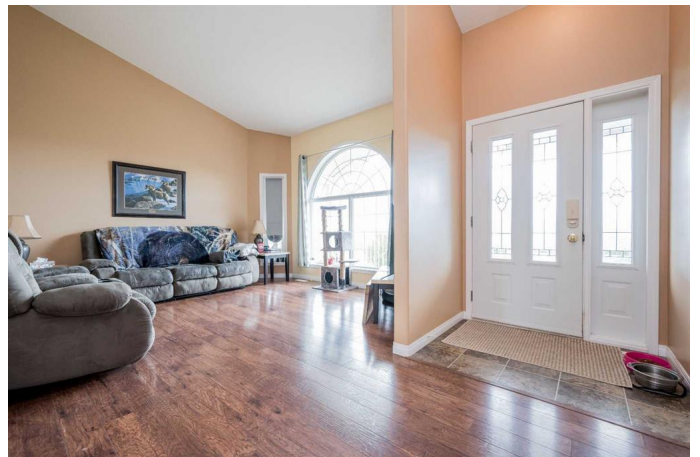
MLS® #A2226495

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,287 sqft  
Residential on 3.29 Acres

Canon Lake Estates, Rural Grande Prairie No. 1, County of, Alberta

Break into the acreage living market at an affordable price , in a very desired county subdivision of Canon Lake Estates. This original owned raised bungalow home is situated on 3.29 acres, partially treed for privacy , only 12 minutes west of Grande Prairie. As you pull up to your new acreage, you will adore the large front covered porch with a view of the sunrise , sunset and mountains on a clear day. As you enter you will appreciate the tall vaulted ceilings boasted through the living room, dining and kitchen. Living room is a good size with large windows for natural light. Kitchen has ample cabinet + counter space, as well as open concept to the dining great for entertaining. Dining is spacious and allows for a table of any shape or size, with exterior door access for you to build future back deck. Remainder of the main floor consists of the master bedroom with walk in closet , and full en-suite, second bedroom, and popular main floor laundry with a half bath. Making our way to the massive basement that welcomes you with tall ceilings and large windows so you do not feel like your in a basement at all, hosts a large living room, two bedrooms, full bathroom, and utility/storage room. Lets head out to the outdoors which you will find a gigantic pole barn/lean-to , two storage sheds, plenty of space for future shop build of any shape or size, and nicely treed for



privacy . Book your viewing today on this one  
owner custom build home today!

Built in 2007

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2226495                         |
| Price          | \$579,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,287                            |
| Acres          | 3.29                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 6, 714010 Range Road 73               |
| Subdivision | Canon Lake Estates                    |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8V2Z9                                |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 10                             |
| Parking        | Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                                            |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | None                                                                                                         |
| Has Basement      | Yes                                                                                                          |

Basement                      Finished, Full

**Exterior**

Exterior Features      Other, Private Yard, Storage  
Lot Description        Back Yard, Front Yard, Landscaped, Lawn, Many Trees  
Roof                      Asphalt Shingle  
Construction          Mixed  
Foundation            ICF Block

**Additional Information**

Date Listed              May 31st, 2025  
Days on Market        20  
Zoning                    CR2

**Listing Details**

Listing Office            RE/MAX Grande Prairie

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