

# **\$849,000 - 742077 Range Road 64, Rural Grande Prairie No. 1, County of**

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MLS® #A2255676

**\$849,000**

4 Bedroom, 3.00 Bathroom, 1,578 sqft  
Residential on 12.65 Acres

Webster, Rural Grande Prairie No. 1, County  
of, Alberta

A stunning, picturesque, 12.65 acre property, located in the Webster Community. Featuring a well maintained, 1,578 square foot, fully developed bungalow, with an attached garage, & two large shops. The home features 3 bedrooms on the main floor & 3 bathrooms. The living room has a big bay window and a fireplace. The kitchen has an abundance of Lafleur built, oak cabinets & an island. There is a spacious dining area, with patio doors accessing the deck. Main floor laundry room. The flooring is mostly vinyl plank (new 3 years ago) & carpet in the bedrooms. The primary bedroom features an ensuite and two large his & hers closets. The basement has a large open family / rec room, a bedroom, utility room and a canning room.

The home was re-shingled 2 years ago. It boasts the most beautiful, park-like yard imaginable! Gorgeous, mature trees, flower beds, a huge garden, a raspberry patch, and a beautiful lawn make up this attractive landscape! Two large, cold storage shops, include one 40' x 80' metal Quonset and one 60' x 120' metal shop with an 18' high door on both ends. Perfect for someone with a trucking business or a need to store machinery. This fabulous acreage must be seen to be fully appreciated.

Built in 1977



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2255676                         |
| Price          | \$849,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,578                            |
| Acres          | 12.65                            |
| Year Built     | 1977                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 742077 Range Road 64                  |
| Subdivision | Webster                               |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T0H 3C0                               |

## Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 50                                      |
| Parking        | Gravel Driveway, Single Garage Attached |
| # of Garages   | 1                                       |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Electric Stove, Refrigerator                           |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Living Room, Wood Burning                                          |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

**Exterior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                 |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Private, Secluded |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Brick, Vinyl Siding                                                                                  |
| Foundation        | Poured Concrete                                                                                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 56                  |
| Zoning         | AG                  |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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