

\$689,900 - 17 714053 Road 73 Range, Rural Grande Prairie No. 1, County of

MLS® #A2256529

\$689,900

5 Bedroom, 3.00 Bathroom, 1,276 sqft
Residential on 3.66 Acres

Lakeview Estates., Rural Grande Prairie No. 1,
County of, Alberta

Acreage living in Lakeview Estates! Only minutes from city limits this 3.66 acre property is zoned CR4 and offers the perfect blend of privacy and convenience at an affordable price. Featuring numerous updates including windows, roof, appliances, septic system, well â€” making it truly the perfect family home. Inside, youâ€™ll find 5 spacious bedrooms, three full bathrooms, plenty of natural light and many tasteful renovations throughout. The finished walk out basement is thoughtfully set up providing more than enough space for the whole family. Enjoy the extra space of a triple-car garage for vehicles, toys, and storage, plus several smaller outbuildings ideal for garden sheds or hobby use. For those who enjoy outdoor living, this property has a well maintained fire pit + garden area, loaded apple trees and saskatoon bushes as well as a large kids playground area. The stunning view is one you'll enjoy all year round! *list of all updates available upon request*



Built in 1990

Essential Information

MLS® #	A2256529
Price	\$689,900
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	1,276
Acres	3.66
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	17 714053 Road 73 Range
Subdivision	Lakeview Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5J7

Amenities

Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Playground, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	September 11th, 2025
Days on Market	49
Zoning	CR4

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.