

\$834,900 - 22, 71064 Twp 722 Road, Rural Grande Prairie No. 1, County of

MLS® #A2270581

\$834,900

5 Bedroom, 3.00 Bathroom, 1,730 sqft
Residential on 3.66 Acres

Lake Point Properties, Rural Grande Prairie
No. 1, County of, Alberta

OUUUUU! 3.66 FULLY DEVELOPED LAKE FRONT PROPERTY LOCATED IN A NESTLED COMMUNITY IN LAKE POINTE PROPERTIES IN THE COUNTY OF GRANDE PRAIRIE. This homestead will WOW you with a fully developed 5 bedroom 3 bathroom home that is bright a cheery! The 1730 SQFT modified bilevel is a perfect compliment to this lake property. The large foyer invites you to step onto the large and OPEN CONCEPT main living GREAT ROOM that has floor to ceiling windows stretching the entire back of the home...WHAT A VIEW! The kitchen is optioned out with an abundant amount of cabinets and counterspace for all your cooking and entertainment needs! The main floor also features 2 additional bedrooms and a full main bathroom. On the upper level its all mastersuite with a large 4 pc ensuite with windows making it a bright a vibrant room! The walk out basement will not disappoint as you don't feel like you are in a basement with an additional 2 bedrooms, bathroom and a huge rec room! If you are an outdoorsman/woman this property and yard would keep you satisfied with all the trees, fruit trees, wildlife (even an EAGELS nest) You really need to check this ONE OF A KIND PROPERTY OUT! Notable features - home is rough in plumbed for infloor heat in the garage and basement, new multi-tiered deck with storage under,



shingles are newer, high efficient furnace, take advantage of the public boat launch and firepit picnic area (also used as outdoor skating rink in the winter months) superb neighbors + much more to offer - book your showing today!

Built in 2001

Essential Information

MLS® #	A2270581
Price	\$834,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,730
Acres	3.66
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modified Bi-Level
Status	Active

Community Information

Address	22, 71064 Twp 722 Road
Subdivision	Lake Point Properties
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X4K5

Amenities

Parking	Double Garage Attached
# of Garages	693
Is Waterfront	Yes

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, In Floor Roughed-In

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Many Trees, Pie Shaped Lot, Private, Treed, Beach, Lake, Waterfront
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	ICF Block

Additional Information

Date Listed	November 13th, 2025
Days on Market	4
Zoning	CR2

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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