

**54, 720049 Road 85 Range
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2248422



\$519,900

Division:	Woodland Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,440 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	3.85 Acres		
Lot Feat:	Few Trees, Landscaped, Lawn, No Neighbours Behind, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Tile, Vinyl	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	CR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home		

Inclusions: Greenhouse, Barn, Shed, Garage Heater, All Outbuildings

Only 18 minutes from city limits lies a rare gem of pure bliss and serenity. 3.85 acres of breathtaking beauty surrounded by a lush curtain of mature trees that offer unmatched privacy. This one of a kind home has been completely updated to reflect today's modern trends while retaining a warm, inviting charm, boasting 1,440 sq. ft. of thoughtfully designed living space with 3 bedrooms, 2 full baths, a spacious kitchen, separate dining area, and two cozy living room which one features an electric fireplace with a sleek modern mantle and surround. The master suite is a true retreat, with a massive walk-in closet, a gorgeous ensuite with tile flooring, an updated vanity, and chic glass shower doors, plus sliding door access to a humongous wrap around deck, large portion of it is covered to create the perfect space for hosting family gatherings no matter the weather or season. Outdoors, the property offers endless opportunities to live your rural dreams, green spaces intertwined with the trees, a whimsical treehouse for the kids, a charming barn with a fenced chicken coop, and multiple areas to keep animals or grow your own food. A 24x40 heated, 220v-wired shop stands ready for projects and hobbies, alongside a camping spot with firepit, RV hookups, and multiple outbuildings. Lovingly cared for over the years, this property has seen numerous upgrades including a tin roof, new windows and sliding doors, enhanced attic and wall insulation, refreshed flooring, and updated siding. Whether you're dreaming of self sufficiency, family adventures, or simply a tranquil escape, you truly can't put a price on the memories waiting to be made here. This is your chance to own a slice of paradise!