25, 712028, Range Road 51
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2207561
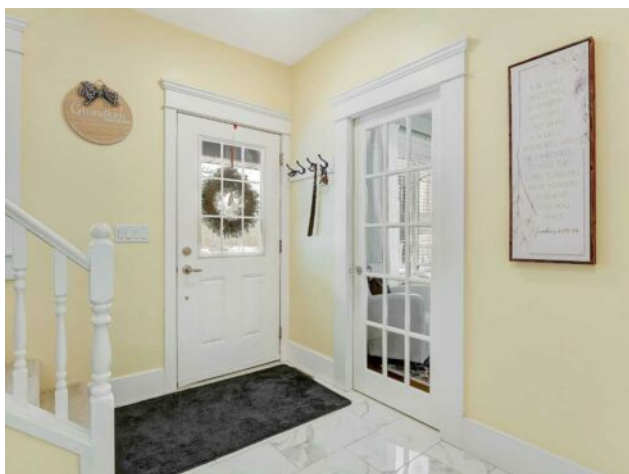
$919,000

Division:	Autumn Wood Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,679 sq.ft.	**Age:**	2019 (6 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, See Remarks		
Lot Size:	4.45 Acres		
Lot Feat:	No Neighbours Behind, Private, Treed		

Heating:	Boiler, Electric, Forced Air, Natural Gas	**Water:**	Well
Floors:	Hardwood, Laminate, Vinyl, Wood	**Sewer:**	Septic Field, Septic Tank
Roof:	Metal	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	14-71-5-W6
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	**Zoning:**	CR-2
Foundation:	ICF Block	**Utilities:**	-
Features:	Granite Counters, See Remarks		

Inclusions:	Washer/Dryer in master suite, Bar fridge in guest house

Welcome to Autumn Wood Estates, where country charm meets modern comfort on 4.45 acres of beautiful land. This character home has been completely rebuilt from the studs and rafters, preserving its warmth while adding thoughtful updates throughout. Behind the gated entrance, a covered front porch welcomes you, an ideal spot for morning coffee as the sun rises over the trees or quiet evening chats under a starlit sky. Inside, the heart of the home is a thoughtfully redesigned kitchen, where crisp white cabinets, granite countertops, and stainless steel appliances create a bright, inviting space. A grey island with an under-counter fridge adds contrast and extra prep space, while a charming coffee bar with open shelving and matching grey cabinetry makes mornings just a little bit sweeter. The living room is warm and welcoming, framed by elegant columns (restored)and half-walls that add character without closing off the space. Dark engineered hardwood grounds the room, while a fireplace invites cozy nights spent with family. Just beyond, the sunroom is a light filled retreat—vaulted ceilings, walls of windows, and an airy feel make it the perfect spot to gather with friends, sip wine, and share stories that last late into the night. Tucked away on the main floor, the primary bedroom is a peaceful escape. Vaulted ceilings make the space feel airy and open, while soft natural light filters in, creating a sense of calm. A sliding barn door leads to the ensuite, where in-suite laundry and a spacious walk-in closet add everyday convenience. Upstairs, original wood floors bring a touch of history to the three charming bedrooms. One features its own walk-in closet, while a thoughtfully designed 3 piece bath serves the level. Downstairs, the fully developed basement offers even more space to spread out. Large windows keep the family room bright and welcoming, while a generous

bedroom, a second 4 piece bath, and additional laundry provide flexibility for guests or growing families. And then there's the guest house—a rare find with endless possibilities. At 600 sq ft, this self contained space includes a kitchen, sitting area, bathroom, den, and one bedroom. Whether you dream of a private retreat for adult children, a quiet home office, a creative studio, or an Airbnb, it's ready for whatever you need it to be. Outside, the large back deck with a gas line sets the stage for summer barbecues and backyard gatherings. There's truly room for everything here—an oversized 24x24 garage, an 18x30 pole shed, and winding quad trails waiting to be explored. And while the property feels like a private getaway, it's less than 15 minutes from town. If you've been searching for a place that blends character, charm, and modern comfort, this is it!! Call your REALTOR® today to book a showing!