

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

**MLS # A2244219**



**\$899,900**

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

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

**Inclusions:** NA

**For Sale:** Beautifully Treed 4.45 Acre Acreage & Just 7 Minutes from Grande Prairie! Looking for the perfect blend of peaceful country living and modern convenience? This stunning, fully restored farmhouse sits on a beautifully treed 4.45-acre property and offers comfort, space, and income potential & all just minutes from town. **Property Highlights:** Restored Farmhouse & Rebuilt just 6 years ago, right down to the foundation and basement. Almost everything is new! Beautiful Mature Trees & A private, park-like setting with space to roam and relax. Guesthouse (590 sq ft) & Currently a successful Airbnb. Great for guests or added income. Detached Double Garage & Room for vehicles and storage. 18x30 Pole Shed & Extra space for equipment, toys, or workshop use. **Home Layout:** • Main Floor & Master bedroom with walk-in closet and ensuite with laundry, spacious eat-in kitchen, formal dining room, cozy living room, and guest bathroom. • Upstairs & 3 bedrooms and full bathroom. • Basement & Huge bedroom, full bathroom, workout room, and a theatre or family room setup. Additional laundry area included. **Outdoor Living:** • Relax on the charming front veranda with your morning coffee • Host family BBQs on the spacious back deck • Enjoy private trails for quadding or snowmobiling & year-round outdoor fun for the whole family! **Location:** Located only 7 minutes from Grande Prairie, this acreage offers the best of both worlds & quiet, treed seclusion with quick access to all amenities. Whether you're dreaming of a peaceful family home or a place with income potential, this property has it all. ?? Call now to book your private tour & don't miss this rare opportunity!