



CORY PELCHAT
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743 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2275958

\$850,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,437 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	5.00 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-74-5-W6
Exterior:	See Remarks	Zoning:	CR5
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Brand new 1,437 sq. ft. bungalow set on a beautifully landscaped 5-acre CR5 parcel, fully seeded to grass and ready to enjoy. The home features a new water well and septic field, offering peace of mind for years to come. The main floor is thoughtfully laid out with 3 bedrooms and 2 bathrooms, complemented by a double attached garage for everyday convenience. The mostly finished basement adds excellent value with an additional bedroom, bathroom, and large recreation area, perfect for family living or entertaining. Home is scheduled for completion with end-of-March possession, making this an ideal opportunity to move into a brand-new acreage this spring.