



CORY PELCHAT
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2- 64042 703A Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2282866



\$829,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,503 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	4.90 Acres		
Lot Feat:	Landscaped, Treed		

Heating:	In Floor, Forced Air, Wood	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Central Vacuum, No Smoking Home		

Inclusions: WINDOW COVERINGS

A wonderfully cared-for, private, forested acreage just minutes south of Grande Prairie, near the Ranch and Dunes west . This 4.9-acre property is zoned CR5, not in a subdivision, and is completely surrounded by mature evergreen trees—offering total privacy and a true country retreat. This impressive 5-bedroom, 3-bathroom bungalow features a fully finished basement, a 28x28 heated garage, and an additional 26x30 shop—perfect for extra storage and all your toys. Located close to Crown land, this property is ideal for those who love space, nature, and outdoor recreation. The main floor is bright and welcoming with vaulted ceilings in the kitchen and living room, high-end laminate flooring, a cozy wood stove, and large windows that showcase the beautiful natural surroundings. The kitchen offers ample cabinetry and counter space, while the dining and living areas provide stunning outdoor views. Step off the living room onto a spacious composite deck—perfect for relaxing or entertaining. Upstairs you’ll find three generous bedrooms, a large main bathroom, and a primary suite complete with a walk-in closet and full ensuite. The basement boasts in-floor heat, 10-foot ceilings, and is fully developed with two large bedrooms, a spacious den/office, a full bathroom, a huge 21x18 rec room, and plenty of storage. A gorgeous treed driveway completes the package—no neighbors in sight and no road noise. A rare opportunity to own a private, turn-key acreage so close to the city.