

# \$949,500 - 704025 Range Road 74, Rural Grande Prairie No. 1, County of

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MLS® #A2249653

**\$949,500**

3 Bedroom, 3.00 Bathroom, 1,748 sqft  
Residential on 9.56 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

Amazing Location! Nature Lover's Paradise! Welcome to this beautiful custom-built bungalow, perfectly situated on just under 10 acres. Tucked away on a quiet dead-end road southwest of town, this property offers the ideal balance of privacy and convenience, with all amenities less than a 20-minute drive away. Inside this must see home, youâ€™™ll find a thoughtfully updated interior featuring maple cabinetry, durable vinyl plank flooring, and an abundance of storage throughout. The spacious living room, complete with a cozy wood-burning stove, creates a warm and inviting atmosphere for cooler evenings. The main floor includes a generous primary suite with ensuite, along with the convenience of main floor laundry. The fully developed basement extends your living space with two additional bedrooms, in-floor heating, a large storage room that could easily double as an office, and a full bathroom with double sinks. There is also potential to add one or two more bedrooms if desired, making this home adaptable for any familyâ€™™s needs. Direct access from the basement to the garage adds everyday practicality. Outside, the landscaped yard is a true highlight. A well-established garden, fencing set up for horses, a large pond, and a 32 x 60 shop provide endless opportunities for both



hobby farming and recreation. With crown land and the Wapiti River nearby, youâ€™ll enjoy endless outdoor adventures including trail riding and exploring. This home and property is a nature loverâ€™s dreamâ€”peaceful, private, and perfectly located. Donâ€™t miss your chance to own this stunning custom-built bungalow in a truly exceptional setting!

Built in 2003

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2249653                         |
| Price          | \$949,500                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,748                            |
| Acres          | 9.56                             |
| Year Built     | 2003                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 704025 Range Road 74                  |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 5G6                               |

**Amenities**

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Satellite Internet Available |
| Parking Spaces | 10                                                                                                           |
| Parking        | Double Garage Attached, Parking Pad, RV Access/Parking                                                       |

# of Garages 2

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas, Wood, Wood Stove

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Garden, Private Entrance, Private Yard, Storage

Lot Description Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Treed, Secluded

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed September 10th, 2025

Days on Market 13

Zoning CR-5

## Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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