

# **\$709,900 - #5, 712074 Range Road 55, Grande Prairie**

MLS® #A2212573

**\$709,900**

4 Bedroom, 3.00 Bathroom, 1,575 sqft

Residential on 4.77 Acres

Eagle Estates., Grande Prairie, Alberta

Welcome to this 4.77-acre property located in desirable Eagle Estates! This nicely maintained 1,575 sq ft bungalow offers the perfect blend of comfort, space, and functionality with basement development and an oversized heated triple garage. Step inside to find refinished hardwood floors throughout the open-concept main floor, complemented by vaulted ceilings and a cozy three-sided gas fireplace in the living room. The bright kitchen features a gas range and flows seamlessly into the dining and living areas—ideal for entertaining. With 3 spacious bedrooms upstairs and an additional bedroom downstairs, this home has room for the whole family. The large master bedroom boasts a vaulted ceiling, gas fireplace, and a luxurious ensuite with jetted tub and separate shower. The basement is a true retreat, featuring new vinyl plank flooring, bedroom, a 3-piece bathroom, large storage area, an oversized games room complete with pool table and bar, and a flex area perfect for hobbies or home gym. Outside, enjoy serene country living with a gas BBQ line, firepit area with concrete surround, greenhouse, extra storage shed, and a fenced area for the dogs. The yard is landscaped with a variety of mature trees and plants. This is a rare opportunity to own a spacious, well-appointed home in a peaceful acreage setting right in the city. A must-see!

Built in 1999



## Essential Information

MLS® #	A2212573
Price	\$709,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,575
Acres	4.77
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	#5, 712074 Range Road 55
Subdivision	Eagle Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 4A8

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Additional Parking, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Glass Doors, Living Room, Master Bedroom, See Remarks, Three-Sided
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Other
Lot Description	Few Trees, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation	ICF Block

**Additional Information**

Date Listed	April 19th, 2025
Days on Market	29
Zoning	RCRSA Country Residential

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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