

# \$1,100,000 - 64033 Township Road 720, Grande Prairie

MLS® #A2201221

**\$1,100,000**

5 Bedroom, 3.00 Bathroom, 1,760 sqft  
Residential on 8.28 Acres

NONE, Grande Prairie, Alberta

If you want the benefits of country living but love the City & all its services close by, then THIS is the spot for you!

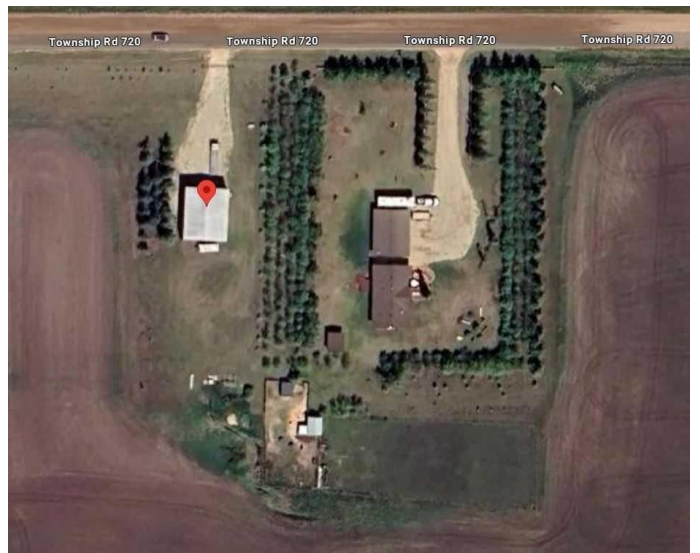
Situated not within a subdivision, is this AMAZING, 8+ acre property with shop, triple garage, sheds, wonderful yard, and 5 bedroom, 3 bathroom fully-developed home - all meticulously well-kept!

House underwent extensive renovations 6 years ago turning it into the stunning, show-stopper it is today. Plethora of eye-catching details including: contemporary closet doors, quartz countertops, lovely flooring, attractive cased openings between rooms, and unique stair railing & co-ordinating fireplace mantel shelf on the great room's centrepiece of floor to ceiling, tiled surround. Second living room upstairs provides additional spaces to relax or to entertain guests.

Stunning kitchen with contemporary off white & contrasting brown cabinets in an enormous quantity & gorgeous travertine backsplash, large u-shaped island with overhang for additional seating, and stainless steel canopy rangehood & appliances.

Dining area has patio doors that lead to the two-tiered composite deck with glass & aluminum railing, built-in brick outdoor cooking area with BBQ & fridge nook. Summer BBQ season with friends & family is just a few weeks away!

Primary bedroom has barndoor to the beautiful ensuite, with striking walk-in shower & soaker



tub.

Downstairs has the 2 generously sized bedrooms, huge family room with ample, flexible space to have exercise, media & entertaining, play & office designated areas.

Wide hallways, storage room, exquisite bathroom, and finished laundry room with closets, cabinets, stainless steel sink & folding/sorting surface plus raised appliances for ease of loading & unloading, completes the level. Main level also has back door mudroom with closets & handy clean-up sink.

Side door and a few steps takes you to the DREAM detached, clean, heated garage with storage cabinets. Your pickups will fit in no problem with plenty of room to spare.

Outside, you will LOVE the very private yard, your personal paradise, framed with extensively planted trees & white fiberglass fencing.

Huge 30' x 40' shop with 14' x 14' overhead doors, concrete floor built to withstand heavy equipment plus second driveway & locking gate provide incredible opportunity to run your business out of.

Possibility for the hobby horse enthusiast to expand more pasture for other animals in addition to the small fenced area fitting for a pony or goat. There is also metal animal shelter, garden and tack & horse feed sheds for more storage.

Everything is super clean, & shows absolutely great!

Located just west of the Bear Creek Golf Club and east of Hughes Lake and short distance off pavement.

Don't miss viewing the 3D Tour and captioned photos.

Act now and contact a REALTOR® today for more info or to view!

Built in 2000

## **Essential Information**

MLS® #	A2201221
Price	\$1,100,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,760
Acres	8.28
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	64033 Township Road 720
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 4K4

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected
Parking	Driveway, Gravel Driveway, Heated Garage, Triple Garage Detached, Gated, Multiple Driveways, See Remarks
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Landscaped, Lawn, Many Trees, Private, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 15th, 2025
Days on Market	7
Zoning	RCRSA

## Listing Details

Listing Office	Royal LePage - The Realty Group
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