

38- 721022 Range Road 54  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2280122



**\$899,000**

<b>Division:</b>	Goldenrod Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,946 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Quad or More Attached		
<b>Lot Size:</b>	2.84 Acres		
<b>Lot Feat:</b>	Square Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic Tank

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full

**LLD:** 8-72-5-W6

**Exterior:** Concrete, Vinyl Siding

**Zoning:** CR5

**Foundation:** Poured Concrete

**Utilities:** Natural Gas Connected

**Features:** Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry

**Inclusions:** Solar Panel

This stunning acreage offers the perfect balance of city convenience and rural serenity. Situated on 2.84 acres, this expansive home features 6 bedrooms, 3.5 bathrooms, and a dedicated home office. Entertainment is elevated here with a custom "starlight" home theater room, perfect for movie nights under the "stars." Car enthusiasts and hobbyists will love the massive 4-car garage, while the integrated solar panels ensure modern energy efficiency. Enjoy the best of both worlds—minutes from the city, but a world away from the noise.