

# **\$540,000 - 84 714053 Range Road 73 County Of Grande Prairie Range, Rural Grande Prairie No. 1, County of**

---

MLS® #A2202148

**\$540,000**

6 Bedroom, 2.00 Bathroom, 2,650 sqft  
Residential on 3.82 Acres

Lakeview Estates., Rural Grande Prairie No. 1,  
County of, Alberta

Imagine enjoying nearly 4 acres of picturesque out door space, complete with a large pond that provides cherished family moments of picnics, gatherings and skating in the winter. Inside the spacious home you will find 6 bedrooms and 2 full baths. The large kitchen space is ideal for the family and overlooks one of the wood burning fireplaces in the open family room that provides an opportunity to enjoy the crackling sounds of wood as well as saving money over the winter months. There is also an office/ library on the main floor. The downstairs living space features a second wood burning fireplace and has a recent fresh update of paint.

The home has undergone numerous enhancements such as a stunning large bay window that invites natural light into the living room, cozy carpeting in the basement and bedrooms, two new furnaces, some windows, siding, upgraded wiring to install a future generator for piece of mind if the power fails, two stage septic system, two wells for peace of mind and reliability and a resurfaced deck above above the garage with a heated drain. For sports enthusiasts you'll love the basketball court that is in the basement-perfect for practice or family fun.

Built in 1976



## Essential Information

MLS® #	A2202148
Price	\$540,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	2,650
Acres	3.82
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	84 714053 Range Road 73 County Of Grande Prairie Range
Subdivision	Lakeview Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5J7

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
-------------------	---------------------

Lot Description	Many Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	41
Zoning	Cr-4

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.