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#5, 712074 Range Road 55,  
Grande Prairie, Alberta

MLS # A2212573



\$735,000

Division:	Eagle Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,575 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Triple Garage Attached		
Lot Size:	4.77 Acres		
Lot Feat:	Few Trees, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	Shared Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	RCRSA Country Residential
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, vacuum system and attachments, pool table and accessories, air conditioner, 3 garage door openers and 3 remotes, greenhouse and shed.

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!