

\$822,354 - 9, 714066 Range Road 74, Rural Grande Prairie No. 1, County of

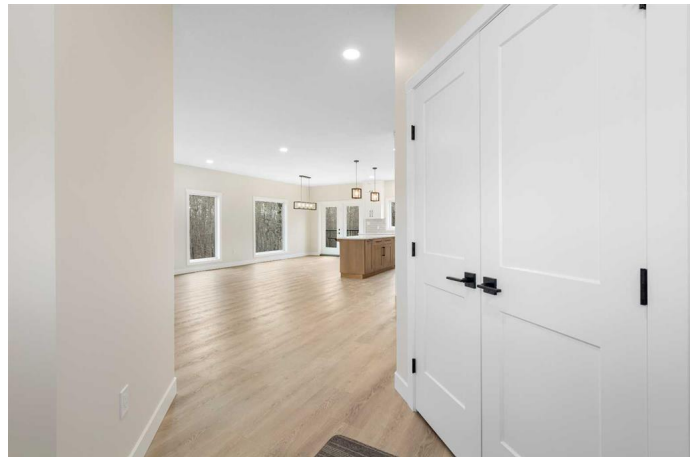
MLS® #A2210717

\$822,354

3 Bedroom, 2.00 Bathroom, 1,647 sqft
Residential on 5.04 Acres

Grandview, Rural Grande Prairie No. 1,
County of, Alberta

Looking to get away from the hustle and bustle of City living to a place with some privacy and space? But.. donâ€™t want a long commute and dread the idea of driving gravel roads? Then you need to check out this beautiful new home by Destiny Homes and Developments in the Grandview Heights subdivision. Located just 10 minutes West of Grande Prairie with pavement right to the lot line this 1,657 sq.ft. bungalow home is situated on a gorgeous 5.03 acre rolling lot that features a mix of open grassed area and trees. The home has an open concept living area featuring an abundance of natural light through the numerous large windows, a great kitchen with a large island and an oversized pantry, as well as lots of room for a family sized table in the dining and great gatherings in the living room. There are 3 bedrooms on the main level with the primary suite featuring a walk-in closet and four-piece ensuite washroom. Rounding out the main level is a second full washroom and a mudroom off the garage entrance with closet, bench, and a laundry area. Downstairs the basement has good sized windows due to the sloping nature of the lot and has been framed to accommodate 2 bedrooms, a washroom, home theater area and a large rec room. The triple car attached garage has two overhead doors on the front for your everyday drivers and a side overhead door for your toys or



tools. This home is tucked into the trees so you can sit on your rear deck and enjoy complete privacy from any neighboring property. This home is ready for immediate possession, so contact your favorite real estate professional today to have a look and start packing! ** Professional photos and 3D walkthrough coming April 16th**

Built in 2025

Essential Information

MLS® #	A2210717
Price	\$822,354
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,647
Acres	5.04
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	9, 714066 Range Road 74
Subdivision	Grandview
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5J8

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Sump Pump(s), Vinyl
-------------------	---

	Windows, Walk-In Closet(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	42
Zoning	CR-2

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.