

\$650,000 - 113, 704041 Range Road 72, Rural Grande Prairie No. 1, County of

MLS® #A2225943

\$650,000

4 Bedroom, 2.00 Bathroom, 1,941 sqft
Residential on 2.31 Acres

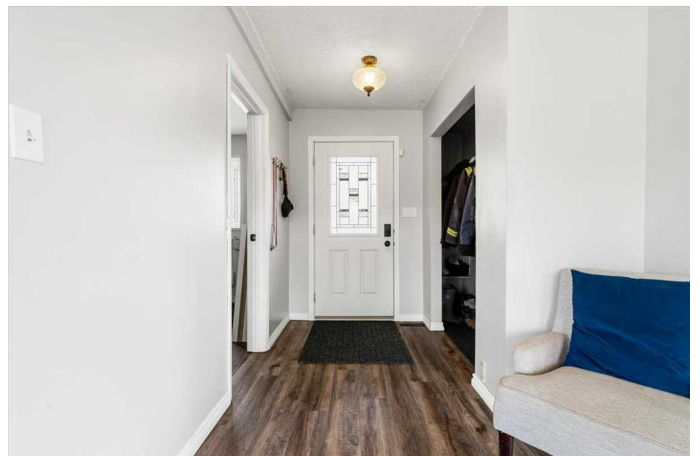
Riverview Pine Estates, Rural Grande Prairie
No. 1, County of, Alberta

Tranquil Acreage Living Just Minutes from the
City â€” Riverview Pine Estates

Discover refined country living with urban convenience in this beautifully maintained property nestled in prestigious Riverview Pine Estates, just outside the city limits in the County of Grande Prairie. This 2.31-acre CR-4 zoned parcel offers the ideal balance of privacy, functionality, and luxurious comfortâ€”perfect for families, entertainers, or those seeking space to thrive.

Step inside the spacious home featuring 4 bedrooms, 2 bathrooms, an office, and a main-floor den, thoughtfully laid out for both relaxation and productivity. The main bathroom has been elegantly renovated, and the interior boasts a blend of rustic charm and modern updates including newer flooring, updated cabinetry, and stylish wood countertops. A walkout basement with a cozy wood-burning fireplace adds warmth and character to the lower level.

The home is serviced with city water and a holding tank, ensuring reliability even during high usage. Recent mechanical upgrades include a newer furnace and hot water tank, with the Garage also plumbed for in-floor heating and equipped with forced air heat for year-round comfort.



Outdoors, enjoy the oversized 4-bay garage complete with floor drains and ample space for all your vehicles, hobbies, or workshop needs. The large deck invites outdoor living, featuring a built-in pool—a rare and luxurious touch—perfect for summer entertaining. The tin roof, paved access, and beautifully landscaped yard with mature trees offer both aesthetic appeal and practical durability.

Additional highlights include oak cabinetry, some new windows and a setting that’s both peaceful and conveniently located near the city.

Whether you're hosting gatherings, raising a family, or simply enjoying the serene views, this home offers a lifestyle that blends rustic luxury with modern ease. Properties like this are rare—book your private showing today and experience the best of acreage living in Riverview Pine Estates.

Built in 1988

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2225943 |
| Price | \$650,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,941 |
| Acres | 2.31 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 113, 704041 Range Road 72 |
| Subdivision | Riverview Pine Estates |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8W5G2 |

Amenities

| | |
|---------|--|
| Parking | RV Access/Parking, Quad or More Detached |
|---------|--|

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, Wood Counters |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Few Trees, Landscaped |
| Roof | Metal |
| Construction | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation | Poured Concrete, Wood, Perimeter Wall |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 44 |
| Zoning | CR4 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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