

\$675,000 - 45 54049 Twp Rd 712, Rural Grande Prairie No. 1, County of

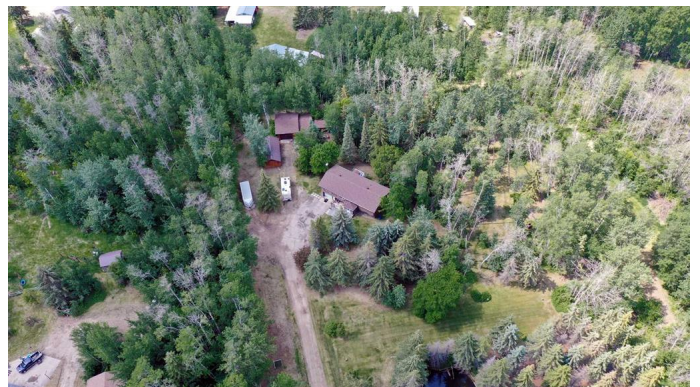
MLS® #A2232026

\$675,000

5 Bedroom, 3.00 Bathroom, 1,510 sqft
Residential on 3.95 Acres

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

What an unbelievably rare opportunity to own a truly gorgeous, fully treed acreage, perfectly situated on pavement and mere seconds from Grande Prairie city limits! This delightful 1510 sqft home has been tastefully and considerably renovated throughout, offering a bright, welcoming atmosphere with 5 bedrooms (potential for 6), plus 2½ beautifully appointed bathrooms. Step inside the spacious entry and discover a bright, inviting main floor featuring an updated kitchen with plenty of cabinets, R/O water, stainless steel appliances, laminate flooring, large windows, charming rustic wood accents, and convenient main floor laundry. The basement has been thoughtfully transformed, boasting new carpet, a refreshed bathroom, a comfortable living room with large windows and access to the single attached garage, along with three comfortable bedrooms. Outside, you'll appreciate the extensive exterior enhancements, including new shingles, attractive vinyl siding, concrete walkway and a convenient detached garage/workshop. The property also features a matching carport, perfect for keeping snow off vehicles or toys. Imagine enjoying the tranquility and privacy of this mature, treed setting while still having incredible, easy access to all the city's amenities. This turn-key acreage offers exceptional value and is truly



priced to sell â€“ it's an opportunity you won't want to miss!

Built in 1976

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2232026 |
| Price | \$675,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,510 |
| Acres | 3.95 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 45 54049 Twp Rd 712 |
| Subdivision | Willowood Estates. |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8W 5A5 |

Amenities

| | |
|--------------|---------------------------------|
| Parking | Single Garage Attached, Carport |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Storage |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Many Trees, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 9 |
| Zoning | CR-4 |

Listing Details

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

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