

\$1,030,400 - 6, 714066 Range Road 74, Rural Grande Prairie No. 1, County of

MLS® #A2165358

\$1,030,400

3 Bedroom, 3.00 Bathroom, 2,239 sqft
Residential on 6.01 Acres

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

Thinking of building in the country but donâ€™t know where to start? Wary of uncertain construction costs and buildersâ€™ timelines? Or maybe you just havenâ€™t found the perfect property, plan or builder to start with? Whatever the case, this property may be the answer youâ€™re looking for. Located 10 minutes West of Grande Prairie in the new Grandview Heights subdivision, with pavement right to the driveway, this new build is being constructed by Destiny Homes and Developments on a private 6.01 acre parcel. You are certain to love the generous window package, 12â€™ tray ceilings, spacious entry way, custom kitchen with hidden butlerâ€™s pantry and beautiful quartzite countertops. With an open concept living space upstairs and potential for 3 bedrooms and a large rec space in the undeveloped basement, there is plenty of space for you to grow into. The garage is massive! A full four car garage, there is room to keep your vehicles and your toys out of the cold in the winter or space to convert part into your home workshop. Outside, the front and rear decks are both covered providing additional living space for you to spill out onto and 6.01 acres mixed with an open field area and good tree cover around any possible neighbor. Anticipated timeline for completion is 10 months from accepted offer. For more information or to view contact your



favorite Real Estate Professional!

Built in 2025

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2165358 |
| Price | \$1,030,400 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,239 |
| Acres | 6.01 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 6, 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 Spaces | 8 |
| Parking | Quad or More Attached |
| # of Garages | 4 |

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), Jetted Tub, Quartz Counters, Tankless Hot Water |
| Appliances | None |
| Heating | Forced Air, Natural Gas |

| | |
|-----------------|------------------|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 12th, 2024 |
| Days on Market | 240 |
| Zoning | CR-2 |

Listing Details

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

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