

\$1,125,000 - 25 703013 Rr 64, Rural Grande Prairie No. 1, County of

MLS® #A2189239

\$1,125,000

4 Bedroom, 3.00 Bathroom, 2,608 sqft
Residential on 2.50 Acres

Dunes West, Rural Grande Prairie No. 1,
County of, Alberta

Absolutely stunning, custom home on 2.5 landscaped acres in desirable Dunes West! This turnkey property was constructed by Stonebuilt Homes less than a year ago and offers unparalleled farmhouse curb appeal backing onto leased crown land, walking distance to the Wapiti River and proximity to the Wapiti Nordic Ski Trails, Dunes Championship Golf Course and Nitehawk Ski Hill and Adventure Park. Enjoy the tranquility of acreage living surrounded by so many great amenities and the convenience of being close to town. This remarkable at-grade home (no basement!) boasts incredible indoor-outdoor living with ground level covered front and rear patios perfect for entertaining or relaxing. Step inside and be captivated by the numerous industrial farmhouse interior features, a true testament to the craftsmanship of one of Grande Prairie's premier builders. Highlights include hidden doors and storage, exposed brick walls, vertical panelling, striking wood beams and accents, sleek lines, polished concrete floors, floor-to-ceiling windows flooding the home with natural light, a raw steel fireplace, and soaring vaulted ceilings throughout. The designer kitchen is a chef's dream, featuring stylish white and black cabinets, floating shelves, stainless steel appliances (including a gas stove), and plenty of roll out drawers and storage. This



exceptional home offers 4 bedrooms, 3 bathrooms, and a main floor office. A dedicated kids' retreat upstairs offers their own living room, bathroom, and two bedrooms – one with a fun hidden door and the other with a unique seacan-inspired door! Luxurious bathrooms showcase floating vanities and tiled showers with glass doors. The 1581 sq ft garage is fully finished and heated and includes dedicated fitness room and oversized boot room - a true necessity for acreage life. Property also features city water, air conditioning and concrete sidewalk leading up to wonderful front entrance. This well-built home, with so many amazing features and so much style will have you excited to come home ever night and eager to entertain.

Built in 2023

Essential Information

| | |
|----------------|---|
| MLS® # | A2189239 |
| Price | \$1,125,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,608 |
| Acres | 2.50 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 25 703013 Rr 64 |
| Subdivision | Dunes West |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |

Postal Code T8W 5K1

Amenities

Parking Triple Garage Attached

of Garages 2

Interior

Interior Features Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Basement None

Exterior

Exterior Features BBQ gas line

Lot Description Landscaped, No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Slab

Additional Information

Date Listed February 6th, 2025

Days on Market 106

Zoning CR-5

Listing Details

Listing Office Royal LePage - The Realty Group

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