

\$649,900 - Range Road 54, Rural Grande Prairie No. 1, County of

MLS® #A2254545

\$649,900

3 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 5.22 Acres

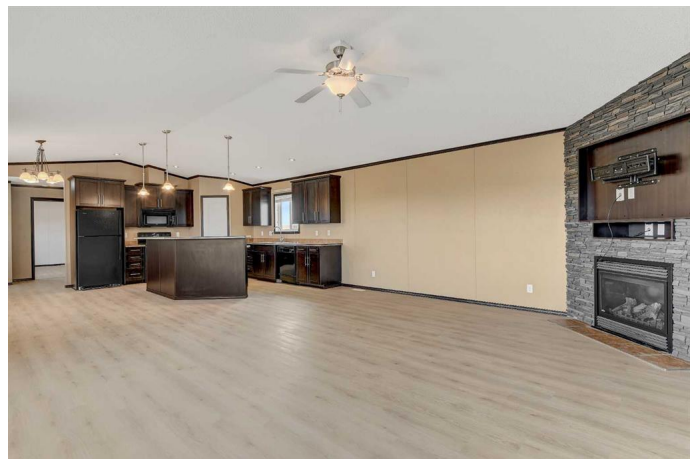
NONE, Rural Grande Prairie No. 1, County of, Alberta

5.22 acres in a great location! This property borders a creek and has a beautiful landscape with great views. The property comes with a 2013 Moduline built home offering over 1500 square feet of space. The home is getting a make over with flooring and paint and will be a big improvement over what you see on the pictures. The home is located up a short driveway with endless potential for the back yard of your dreams, potential for horses, cows, a shop and business opportunities. The services include a brand new well (50 gallons per minute), natural gas, power and a brand new septic system. There is about half a mile of gravel other than that its pavement right into the city of GP. Take advantage of this great opportunity to own a CR5 Acreage with a great home allowing you to purchase the lifestyle opportunities you have been waiting for.

Built in 2013

Essential Information

MLS® #	A2254545
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520



Acres	5.22
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	Range Road 54
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Utilities	Natural Gas Connected
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Other
Lot Description	Few Trees, Front Yard, Pasture, Rectangular Lot, See Remarks, Farm, Gentle Sloping
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Piling(s)

Additional Information

Date Listed	September 5th, 2025
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Days on Market	8
Zoning	CR5

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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