

# **\$825,000 - 723020 Range Road 35, Rural Grande Prairie No. 1, County of**

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MLS® #A2236265

**\$825,000**

5 Bedroom, 3.00 Bathroom, 1,705 sqft  
Residential on 10.28 Acres

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

Escape to your private dream property, a stunning 1705 sqft, 5-bedroom, 3-bathroom bungalow nestled on a beautifully treed 10-acre parcel. Located just 20 minutes from Grande Prairie and moments from Bezanson, this acreage offers the perfect blend of privacy and convenient access to amenities. The well-established yard is a true highlight, boasting tons of mature trees, lush natural bush, and a dugout, creating a picturesque setting for playing in the yard, evenings around the firepit or relaxing on the expansive deck with its two covered sections. Step inside to a spacious, open-concept main floor designed for comfort and style. A vaulted living room and cozy wood stove set an inviting ambiance. The custom kitchen features white cabinets to the ceiling, granite countertops, a massive island with storage, double ovens, induction stove and a large corner pantry. Durable vinyl plank flooring extends throughout the main floor, and carpet in the bedrooms. The luxurious primary suite offers a vaulted ceiling, access to the deck, and an enormous walk-in closet, complemented by a spacious ensuite with his and her sinks, a tiled shower, and in-floor heat. Two additional nice-sized bedrooms upstairs feature built-in closet organizers, and the main bathroom offers double sinks. Practicality abounds with main floor laundry, accessible off the master closet,



and a brilliant mudroom in the finished and heated garage, perfect extra space for shoes, freezer, and seasonal items. The basement, with in-floor heat, offers two finished bedrooms and a bathroom. The spacious living area is plumbed for a wet bar, awaiting your personal touch of flooring and ceiling. Outside, you'll appreciate the expansive gravel parking with RV plug, two sheds, and a full-length south-facing deck that's wired for a hot tub. This well-cared-for property also includes A/C, central vacuum, hot water on demand, and an R/O water system. Don't miss this opportunity to own a piece of paradise in an unbeatable location!

Built in 2016

### Essential Information

MLS® #	A2236265
Price	\$825,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,705
Acres	10.28
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	723020 Range Road 35
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4C1

### Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Double Oven
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Private Yard, RV Hookup
Lot Description	Back Yard, Landscaped, Many Trees, Private, Open Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	7
Zoning	AG

## Listing Details

Listing Office	Royal LePage - The Realty Group
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