

\$1,125,000 - 1, 741072 Range Road 51, Rural Grande Prairie No. 1, County of

MLS® #A2216021

\$1,125,000

6 Bedroom, 4.00 Bathroom, 3,728 sqft
Residential on 10.03 Acres

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

THE ULTIMATE HOMESTEADER™S
HAVEN – PRIVATE, EXECUTIVE
ACREAGE WITH INCOME SUITE & SHOP!

Tucked away in the trees north of Sexsmith, this serene and beautifully treed 10.3-acre property is a rare find for those seeking peace, privacy, and the perfect blend of luxury and self-sufficiency. This custom-built Urban Escapes bungalow, with ICF foundation is a stunning combination of high-end finishes and thoughtful, homesteader-friendly features.

The main home offers a bright, open-concept layout anchored by a true Chef™s Kitchen – quartz countertops, professional-grade appliances, a massive island, and a spacious walk-in pantry. The living room features a dramatic floor-to-ceiling stone wood-burning stove that adds both warmth and charm. Elegant vinyl plank flooring and classic wainscoting flow throughout the main level. The primary suite is a luxurious escape with an oversized custom walk-in closet and a boutique-style ensuite featuring dual sinks, a freestanding soaker tub, and a gorgeous dual-head tiled shower with tempered glass.

Upstairs, a 650 sq ft loft-style bonus room includes a newly renovated 3-piece bathroom, offering incredible flexibility for a second primary suite, bedroom, home office, guest



area, gym, theatre or studio space.

A separate 800 sq ft suite features its own entrance, full kitchen, cozy living area with wood stove, spacious bedroom, full bathroom, and an attached 16' x 30' garage. Currently rented for \$1,500/month, this mortgage helper provides reliable income potential. The main residence also includes a 30' x 30' heated garage.

Outside, this property is packed with features designed for homesteading and outdoor enjoyment:

40' x 46' shop " ideal for projects, storage, or small-scale farming

Dugout " a great water source for irrigation or livestock

Large garden and greenhouse " grow your own produce and plants

Hot tub " relax and soak under the stars

Massive, partially covered deck " ideal for entertaining or enjoying the peace of nature

Whether you're looking to embrace a self-sufficient lifestyle, generate rental income, or simply enjoy peaceful country living with all the modern comforts, this one-of-a-kind property has it all.

Built in 2016

Essential Information

MLS® #	A2216021
Price	\$1,125,000
Bedrooms	6
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,728
Acres	10.03
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	1, 741072 Range Road 51
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0T1

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available
Parking	Triple Garage Attached
# of Garages	6

Interior

Interior Features	Stone Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	None
Lot Description	Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation ICF Block

Additional Information

Date Listed April 29th, 2025
Days on Market 2
Zoning CR-2

Listing Details

Listing Office Grassroots Realty Group Ltd.

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