

# **\$1,199,900 - 6, 715034 Range Road 73, Rural Grande Prairie No. 1, County of**

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MLS® #A2235137

**\$1,199,900**

5 Bedroom, 3.00 Bathroom, 1,920 sqft  
Residential on 3.10 Acres

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

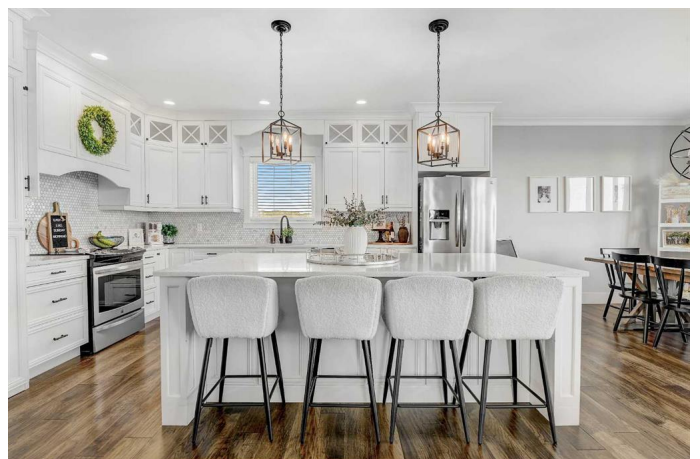
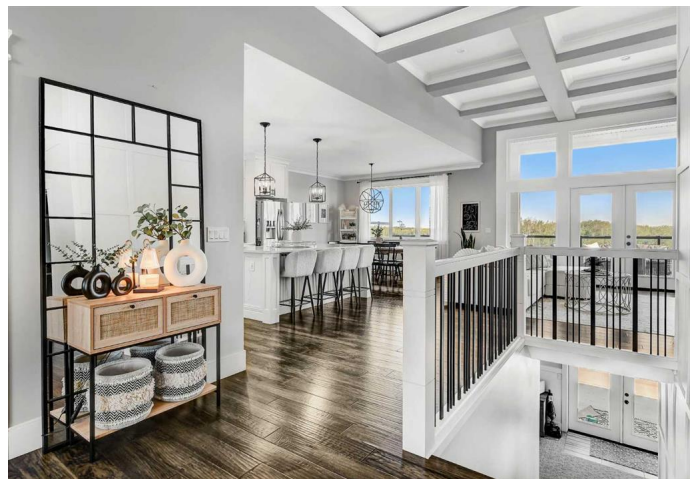
Welcome to this stunning 5-bedroom, large bungalow nestled in a picturesque setting. This luxurious home boasts a triple car garage and is a true masterpiece of architectural design and modern elegance.

Upon entering, you'll be greeted by a spacious and inviting foyer that leads you into the heart of the home. The open-concept living area features soaring ceilings and an abundance of natural light, creating a warm and welcoming atmosphere. The living room is centered around a beautiful fireplace, perfect for cozy evenings with family and friends.

The gourmet kitchen is a chef's dream, with high-end stainless steel appliances, granite countertops, and a large island that's ideal for meal preparation and casual dining. Adjacent to the kitchen is a spacious dining area with views of the landscaped backyard.

One of the highlights of this bungalow is the sunken pool, accessible from the walkout basement. Whether you want to take a refreshing swim or simply relax by the water, this pool area provides the ultimate in relaxation and entertainment during those long summer days!

The primary bedroom suite is a true retreat, featuring a spa-like en-suite bathroom with a soaking tub, a separate shower, and a walk-in closet. Four additional generously sized bedrooms offer plenty of space for family or



guests.

For entertainment enthusiasts, the walkout basement is a haven of leisure and recreation. It features a state-of-the-art theater room, perfect for movie nights and watching your favorite shows on the big screen. There's also ample space for a game room, a home gym, or any other activities you desire.

Outside, the beautifully landscaped grounds provide a serene backdrop to this magnificent property. Whether you're lounging by the pool, dining al fresco on the patio, or enjoying the peaceful surroundings, you'll appreciate the tranquility and privacy that this home offers, especially entertaining on your massive deck that spans the width of the house.

This 5-bedroom bungalow with a triple car garage, sunken pool, and walkout basement with a theater room is the epitome of luxury living. It offers a perfect blend of sophistication, comfort, and entertainment possibilities, making it an ideal oasis for those who appreciate the finer things in life. Come check it out today!

Built in 2016

Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2235137                         |
| Price          | \$1,199,900                      |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,920                            |
| Acres          | 3.10                             |
| Year Built     | 2016                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 6, 715034 Range Road 73               |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X4L4                                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings                          |
| Heating           | Forced Air                                                                                    |
| Cooling           | ENERGY STAR Qualified Equipment                                                               |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                      |

### **Exterior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Storage                                                                                   |
| Lot Description   | Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Cleared, Sloped Down |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Wood Frame                                                                                          |
| Foundation        | Poured Concrete                                                                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 61              |
| Zoning         | CR-2            |

### **Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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