

# \$735,000 - #5, 712074 Range Road 55, Grande Prairie

MLS® #A2212573

**\$735,000**

4 Bedroom, 3.00 Bathroom, 1,575 sqft  
Residential on 4.77 Acres

Eagle Estates., Grande Prairie, Alberta

Welcome to this 4.77-acre property located in desirable Eagle Estates! This nicely maintained 1,575 sq ft bungalow offers the perfect blend of comfort, space, and functionality with basement development and an oversized heated triple garage. Step inside to find refinished hardwood floors throughout the open-concept main floor, complemented by vaulted ceilings and a cozy three-sided gas fireplace in the living room. The bright kitchen features a gas range and flows seamlessly into the dining and living areas—ideal for entertaining. With 3 spacious bedrooms upstairs and an additional bedroom downstairs, this home has room for the whole family. The large master bedroom boasts a vaulted ceiling, gas fireplace, and a luxurious ensuite with jetted tub and separate shower. The basement is a true retreat, featuring new vinyl plank flooring, bedroom, a 3-piece bathroom, large storage area, an oversized games room complete with pool table and bar, and a flex area perfect for hobbies or home gym. Outside, enjoy serene country living with a gas BBQ line, firepit area with concrete surround, greenhouse, extra storage shed, and a fenced area for the dogs. The yard is landscaped with a variety of mature trees and plants. This is a rare opportunity to own a spacious, well-appointed home in a peaceful acreage setting right in the city. A must-see!

Built in 1999



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2212573                         |
| Price          | \$735,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,575                            |
| Acres          | 4.77                             |
| Year Built     | 1999                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | #5, 712074 Range Road 55 |
| Subdivision | Eagle Estates.           |
| City        | Grande Prairie           |
| County      | Grande Prairie           |
| Province    | Alberta                  |
| Postal Code | T8X 4A8                  |

## Amenities

|              |  |
|--------------|--|
| Utilities    | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking      | Additional Parking, Triple Garage Attached                                     |
| # of Garages | 3  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | See Remarks   |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas, Glass Doors, Living Room, Master Bedroom, Three-Sided, See Remarks |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Few Trees, Landscaped, Level, Rectangular Lot                    |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation        | ICF Block  |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | April 19th, 2025          |
| Days on Market | 1                         |
| Zoning         | RCRSA Country Residential |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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