

# \$2,950,000 - 21 54032 Twp Rd 712, Rural Grande Prairie No. 1, County of

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MLS® #A2224113

**\$2,950,000**

6 Bedroom, 7.00 Bathroom, 5,150 sqft  
Residential on 3.11 Acres

Sandy Ridge Estates., Rural Grande Prairie  
No. 1, County of, Alberta

Behind the gates of this rural estate lies a complete lifestyle property, perfectly located on pavement with city water and sewer, just seconds from city limits. This 3.11-acre retreat offers unmatched privacy, mature trees, convenience, and luxury. With over 9,000 developed sqft, this completely renovated home blends timeless elegance with modern farmhouse style. The stunning kitchen features Wolfe and Sub-Zero appliances, custom cabinetry, and a 10x6 island with seating for 8. The main floor opens to a backyard oasis with outdoor cook station, huge composite deck, hot tub, and a sparkling private pool with waterslide. The luxurious primary suite includes a fireplace, spa-like ensuite, walk-through dressing room, large designer laundry room, 3-season sunroom with fireplace, radiant heater and overlooks pool and manicured grounds. Main floor living space also offers huge dining area, living room with floor to ceiling stone fireplace, timber beams, entertainment room, office area and powder room. Upstairs, find two large bedrooms with full bathrooms, including a guest suite with full ensuite and private balcony. The finished basement offers a second full kitchen, theatre, gym, sauna, three bedrooms, two bathrooms, games room, and a hockey rec room with synthetic floor tiles. Outside, enjoy a five-bays of attached garage,



a triple detached heated garage, RV parking with hookup, and an amazing lighted sport court perfect for pickleball, tennis, basketball, and a winter hockey rink (Zamboni negotiable). Barn with mezzanine is converted into an indoor hockey arena with its own NHL inspired locker room. Complete with air conditioning, paved driveway, gated privacy, fountain, stone walkways and firepit areas. This truly is a legacy property designed for entertaining, playing, hosting, and unwinding.

Built in 1992

**Essential Information**

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2224113                                  |
| Price          | \$2,950,000                               |
| Bedrooms       | 6                                         |
| Bathrooms      | 7.00                                      |
| Full Baths     | 7                                         |
| Square Footage | 5,150                                     |
| Acres          | 3.11                                      |
| Year Built     | 1992                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 21 54032 Twp Rd 712                   |
| Subdivision | Sandy Ridge Estates.                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8V 8H8                               |

**Amenities**

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Parking      | Double Garage Attached, Heated Garage, Triple Garage Attached, Triple Garage Detached, Gated |
| # of Garages | 8                                                                                            |

## Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Other                                                                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                             |
| Cooling           | Central Air                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 3                                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Finished, Full, Suite                                                                                                                               |

## Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Basketball Court, Built-in Barbecue, Fire Pit, Private Entrance, Private Yard, Storage, Tennis Court(s), RV Hookup |
| Lot Description   | Back Yard, Landscaped, Many Trees, See Remarks                                                                     |
| Roof              | Cedar Shake                                                                                                        |
| Construction      | Stone, Stucco                                                                                                      |
| Foundation        | Poured Concrete                                                                                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 65             |
| Zoning         | CR-2           |

## Listing Details

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

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