

\$815,000 - #1 711068 Range Road 93, Rural Grande Prairie No. 1, County of

MLS® #A2240616

\$815,000

6 Bedroom, 4.00 Bathroom, 2,093 sqft
Residential on 4.89 Acres

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

Come check out this dream home quality acreage, zoned CR-5! This spacious bi-level sits on nearly 5 acres and offers stylish country living just a short commute from Wembley/Beaverlodge. The home features a large tiled entry with a nearby half bath, bright living room with 10'™ ceilings, oversized windows, tray ceiling, and a beautiful archway leading to the dining area and kitchen. The upgraded kitchen includes ceiling-height cabinetry with crown molding, quartz counters, tiled backsplash, stainless steel appliances (gas stove & built-in microwave drawer), a large island with breakfast bar, and a walk-up pantry. The generous dining room is perfect for entertaining! The primary bedroom offers a walk-in closet with built-ins and a 4-pc ensuite with jetted tub and updated vanity. Two more bedrooms and a 3-pc bath with double vanity complete the main level. The fully developed basement offers a large family room with tall ceilings, a wet bar with quartz counters, three additional bedrooms, a full bath, laundry with sink, storage room, and ample storage throughout. This home is loaded with luxury features such as the central vac with toe-kick, luxury vinyl plank in basement with in-floor heat, a reverse osmosis system, and an ICF foundation

Enjoy the views from the west-facing covered deck, accessible from both the dining room



and primary bedroom. The 42x28'™ heated garage fits a long box truck and plenty of other oversized toys! The landscaped yard includes a firepit, play structure, under-deck storage, garden shed, and a newly poured concrete path leading from the garage to the firepit area. A peaceful, well-appointed acreage with room to grow-move-in ready and full of charm. Contact your favourite realtor today to see this place for yourself!

Built in 2010

Essential Information

MLS® #	A2240616
Price	\$815,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,093
Acres	4.89
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	#1 711068 Range Road 93
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

Amenities

Parking	Gravel Driveway, Heated Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Breakfast Bar, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	July 18th, 2025
Days on Market	30
Zoning	CR-5

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.