

\$1,030,400 - 6, 714066 Range Road 74, Rural Grande Prairie No. 1, County of

MLS® #A2165358

\$1,030,400

3 Bedroom, 3.00 Bathroom, 2,239 sqft
Residential on 6.01 Acres

Grandview, Rural Grande Prairie No. 1,
County of, Alberta

Thinking of building in the country but donâ€™t know where to start? Wary of uncertain construction costs and buildersâ€™ timelines? Or maybe you just havenâ€™t found the perfect property, plan or builder to start with? Whatever the case, this property may be the answer youâ€™re looking for. Located 10 minutes West of Grande Prairie in the new Grandview Heights subdivision, with pavement right to the driveway, this new build is being constructed by Destiny Homes and Developments on a private 6.01 acre parcel. You are certain to love the generous window package, 12â€™ tray ceilings, spacious entry way, custom kitchen with hidden butlerâ€™s pantry and beautiful quartzite countertops. With an open concept living space upstairs and potential for 3 bedrooms and a large rec space in the undeveloped basement, there is plenty of space for you to grow into. The garage is massive! A full four car garage, there is room to keep your vehicles and your toys out of the cold in the winter or space to convert part into your home workshop. Outside, the front and rear decks are both covered providing additional living space for you to spill out onto and 6.01 acres mixed with an open field area and good tree cover around any possible neighbor. Anticipated timeline for completion is 10 months from accepted offer. For more information or to view contact your



favorite Real Estate Professional!

Built in 2025

Essential Information

MLS® #	A2165358
Price	\$1,030,400
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,239
Acres	6.01
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	6, 714066 Range Road 74
Subdivision	Grandview
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5J8

Amenities

Parking Spaces	8
Parking	Quad or More Attached
# of Garages	4

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Jetted Tub, Quartz Counters, Tankless Hot Water
Appliances	None
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Days on Market	243
Zoning	CR-2

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.