

# \$729,000 - 61, 54049 Township Road 712, Rural Grande Prairie No. 1, County of

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MLS® #A2237924

**\$729,000**

5 Bedroom, 3.00 Bathroom, 1,436 sqft  
Residential on 3.53 Acres

Willowood Estates., Rural Grande Prairie No. 1, County of, Alberta

Located in Willowood Estates just minutes from the city, with pavement leading right to the driveway! This 3.53-acre property offers a spacious bi-level home with 5 bedrooms and 2.5 baths, detached double garage, 1,535 sq ft heated shop and generous concrete parking pads. Bright tiled entryway and new hardwood flooring throughout the main level. Kitchen offers plenty of cabinetry and island for additional prep space. Primary bedroom includes his-and-hers closets and 2 pc bath. Two additional bedrooms and 4 pc bath complete the main level. Fully developed basement features two large bedrooms—both with walk-in closets and one with a gas fireplace—plus a secondary living area with potential for a sixth bedroom. There's also a cold storage/canning room, spacious laundry room with cabinetry, and 3 pc bath. Downstairs has been updated with durable vinyl plank flooring, and a newer furnace adds to the home's comfort and efficiency. Zoned CR-4 supports residential use with added flexibility for home-based businesses. The 1,535 sq ft shop is equipped with 14x14 OHD, radiant heat, concrete floors, 220V power, and sink. Outdoor living is enhanced by a large steel aggregate deck at the back of the home, perfect for entertaining or enjoying the peaceful, beautifully maintained yard with mature trees and large garden space. Call



today to schedule your private showing!

Built in 1974

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2237924                         |
| Price          | \$729,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,436                            |
| Acres          | 3.53                             |
| Year Built     | 1974                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 61, 54049 Township Road 712           |
| Subdivision | Willowood Estates.                    |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8W 5A5                               |

### Amenities

|              |                                                      |
|--------------|------------------------------------------------------|
| Parking      | Double Garage Detached, Oversized, RV Access/Parking |
| # of Garages | 10                                                   |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | No Smoking Home, Recessed Lighting, Vinyl Windows             |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Stove(s) |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |

|              |               |
|--------------|---------------|
| Fireplaces   | Gas, Basement |
| Has Basement | Yes           |
| Basement     | Full          |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Lot Description   | Garden, Rectangular Lot, Landscaped, Treed |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding                               |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 131            |
| Zoning         | CR-4           |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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