

# \$869,900 - 31, 710081 Range Road 55, Rural Grande Prairie No. 1, County of

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MLS® #A2252016

**\$869,900**

4 Bedroom, 4.00 Bathroom, 2,084 sqft  
Residential on 3.69 Acres

Pine Valley Estates., Rural Grande Prairie No. 1, County of, Alberta

This stunning 2084 sq ft fully renovated bungalow offers the perfect blend of rustic charm and modern upgrades—just minutes from town yet tucked away on a private, treed 3.7-acre lot that backs onto Bear Creek. A truly unique and tranquil setting! Inside, nearly every detail has been updated for long-term comfort: new septic system, plumbing, electrical, windows, doors, and a durable metal roof as well as updated tin siding. A newer furnace ensures efficient heating, while the warmth of two wood-burning fireplaces adds to the cozy atmosphere. The heart of the home is the brand-new kitchen featuring granite countertops, center island, gas stove, and massive dining area—perfect for hosting family and friends. The inviting living room offers generous space for gatherings, highlighted by the log home charm. The primary suite boasts a walk-in closet and luxurious ensuite with double sinks and tiled shower. A second bedroom with ensuite provides privacy for guests, while a third bedroom, another full bathroom, and a well-appointed laundry room complete the main level. The fully finished basement expands your living space with a massive rec/family room, wood fireplace, additional bedroom, full bathroom with in flr heat, and plenty of storage. Car enthusiasts and hobbyists will love the 28'™ x 40'™ triple



garage with radiant heat, epoxy floors, hot/cold taps, and a rear bay door for easy property access. Brand new East facing 20'x16' composite deck with aluminum railing provides a peaceful setting to entertain guests or simply relax! With its incredible updates, functional layout, and serene location surrounded by nature, this property is more than a home—it's a retreat.

Built in 1972

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2252016                         |
| Price          | \$869,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 2,084                            |
| Acres          | 3.69                             |
| Year Built     | 1972                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 31, 710081 Range Road 55              |
| Subdivision | Pine Valley Estates.                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8W 5A6                               |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 8                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

**Interior**

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings                                      |
| Heating           | Forced Air                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                           |
| Fireplaces        | Wood Burning                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                              |

## Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other, Private Entrance, Private Yard, Storage                                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, See Remarks |
| Roof              | Metal                                                                                                                                                           |
| Construction      | Metal Siding, Log                                                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 20                |
| Zoning         | CR-4              |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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