

\$974,999 - 41-704010 Range Road 64, Rural Grande Prairie No. 1, County of

MLS® #A2170966

\$974,999

4 Bedroom, 3.00 Bathroom, 1,812 sqft
Residential on 3.01 Acres

Mystic Ridge, Rural Grande Prairie No. 1,
County of, Alberta

Stunning 1820 sq ft bungalow on 3 acres, surrounded by mature trees in the serene neighbourhood of Mystic Ridge, just 10 minutes from town. Step inside to be welcomed by the breathtaking open-concept living, dining, and kitchen area. The living room features coffered ceilings and opens to a fully screened-in deck with a wood-burning fireplace, offering the perfect spot to relax while taking in the breathtaking forest views, all year long. The deck is constructed with durable Trex decking, ensuring low maintenance and lasting quality. The kitchen is a dream, with ceiling-height cabinetry, a large island complete with a wine chiller and prep sink, quartz countertops, and a custom-built solid walnut dining table. It also includes a double oven with a natural gas stovetop accented by a striking stone hearth, a built-in microwave, and more. The main level includes a spacious 3-piece bathroom with a glass shower, a bright guest bedroom, and the luxurious master suite. The master features in-suite laundry, an expansive walk-in closet, and a 5-piece ensuite boasting double vanities, a glass-and-tile shower, a clawfoot tub, and a private water closet. Downstairs, a beautifully lit maple hardwood staircase leads to the lower level, where you'll find a THEATRE ROOM, wet bar, two additional bedrooms, an office or storage space, and



another 3-piece bathroom. The home also features an oversized triple-car garage, thoughtfully designed with epoxy flooring, in-floor heating, humidity control, three drains, and a convenient sink ; connected to a functional mudroom with built-in storage. This home is truly a rare gem you won't want to miss"offering unparalleled privacy, luxury, and space.

Built in 2013

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2170966 |
| Price | \$974,999 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,812 |
| Acres | 3.01 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 41-704010 Range Road 64 |
| Subdivision | Mystic Ridge |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8W5C5 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, |
|-------------------|---|

| | |
|-----------------|---|
| | Walk-In Closet(s), Chandelier, Closet Organizers, Crown Molding, Central Vacuum, French Door, Quartz Counters |
| Appliances | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Double Oven, Gas Stove |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning, Outside |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Lighting |
| Lot Description | Landscaped, Treed |
| Roof | Asphalt Shingle |
| Construction | Stone, Cement Fiber Board |
| Foundation | ICF Block |

Additional Information

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|----------------|---------------------|
| Date Listed | February 24th, 2025 |
| Days on Market | 55 |
| Zoning | CR-2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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