

# **\$675,000 - 45 54049 Twp Rd 712, Rural Grande Prairie No. 1, County of**

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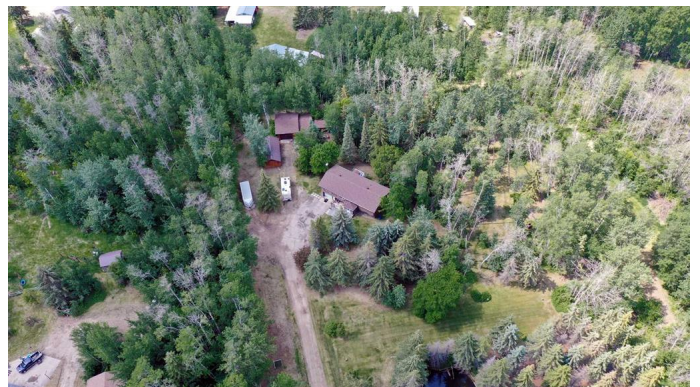
MLS® #A2232026

**\$675,000**

5 Bedroom, 3.00 Bathroom, 1,510 sqft  
Residential on 3.95 Acres

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

What an unbelievably rare opportunity to own a truly gorgeous, fully treed acreage, perfectly situated on pavement and mere seconds from Grande Prairie city limits! This delightful 1510 sqft home has been tastefully and considerably renovated throughout, offering a bright, welcoming atmosphere with 5 bedrooms (potential for 6), plus 2½ beautifully appointed bathrooms. Step inside the spacious entry and discover a bright, inviting main floor featuring an updated kitchen with plenty of cabinets, R/O water, stainless steel appliances, laminate flooring, large windows, charming rustic wood accents, and convenient main floor laundry. The basement has been thoughtfully transformed, boasting new carpet, a refreshed bathroom, a comfortable living room with large windows and access to the single attached garage, along with three comfortable bedrooms. Outside, you'll appreciate the extensive exterior enhancements, including new shingles, attractive vinyl siding, concrete walkway and a convenient detached garage/workshop. The property also features a matching carport, perfect for keeping snow off vehicles or toys. Imagine enjoying the tranquility and privacy of this mature, treed setting while still having incredible, easy access to all the city's amenities. This turn-key acreage offers exceptional value and is truly



priced to sell â€“ it's an opportunity you won't want to miss!

Built in 1976

### Essential Information

MLS® #	A2232026
Price	\$675,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,510
Acres	3.95
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	45 54049 Twp Rd 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	Single Garage Attached, Carport
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	June 19th, 2025
Days on Market	10
Zoning	CR-4

## Listing Details

Listing Office	Royal LePage - The Realty Group
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