

# \$799,000 - 61, 54049 Township Road 712, Rural Grande Prairie No. 1, County of

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MLS® #A2237924

**\$799,000**

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	\$799,000
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	Bi-Level, Acreage with Residence
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, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	July 9th, 2025
Days on Market	20
Zoning	CR-4

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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