

\$579,900 - 6, 714010 Range Road 73, Rural Grande Prairie No. 1, County of

MLS® #A2226495

\$579,900

4 Bedroom, 3.00 Bathroom, 1,287 sqft
Residential on 3.29 Acres

Canon Lake Estates, Rural Grande Prairie No. 1, County of, Alberta

Break into the acreage living market at an affordable price , in a very desired county subdivision of Canon Lake Estates. This original owned raised bungalow home is situated on 3.29 acres, partially treed for privacy , only 12 minutes west of Grande Prairie. As you pull up to your new acreage, you will adore the large front covered porch with a view of the sunrise , sunset and mountains on a clear day. As you enter you will appreciate the tall vaulted ceilings boasted through the living room, dining and kitchen. Living room is a good size with large windows for natural light. Kitchen has ample cabinet + counter space, as well as open concept to the dining great for entertaining. Dining is spacious and allows for a table of any shape or size, with exterior door access for you to build future back deck. Remainder of the main floor consists of the master bedroom with walk in closet , and full en-suite, second bedroom, and popular main floor laundry with a half bath. Making our way to the massive basement that welcomes you with tall ceilings and large windows so you do not feel like your in a basement at all, hosts a large living room, two bedrooms, full bathroom, and utility/storage room. Lets head out to the outdoors which you will find a gigantic pole barn/lean-to , two storage sheds, plenty of space for future shop build of any shape or size, and nicely treed for



privacy . Book your viewing today on this one
owner custom build home today!

Built in 2007

Essential Information

MLS® #	A2226495
Price	\$579,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,287
Acres	3.29
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	6, 714010 Range Road 73
Subdivision	Canon Lake Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V2Z9

Amenities

Parking Spaces	10
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Mixed
Foundation	ICF Block

Additional Information

Date Listed	May 31st, 2025
Days on Market	46
Zoning	CR2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.