

# \$1,421,000 - 22, 712028 Range Road 51, Rural Grande Prairie No. 1, County of

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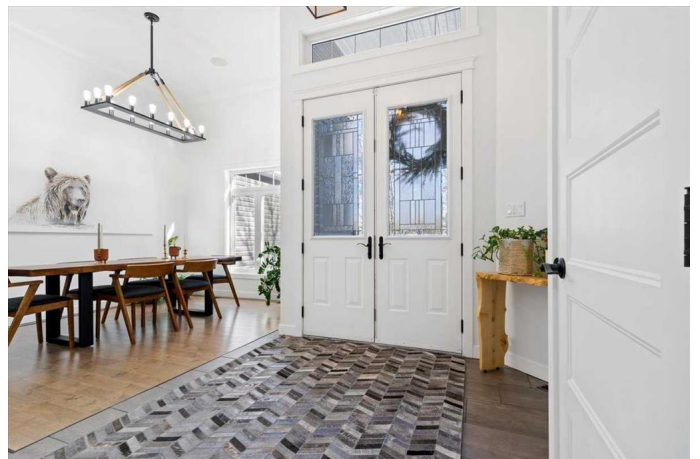
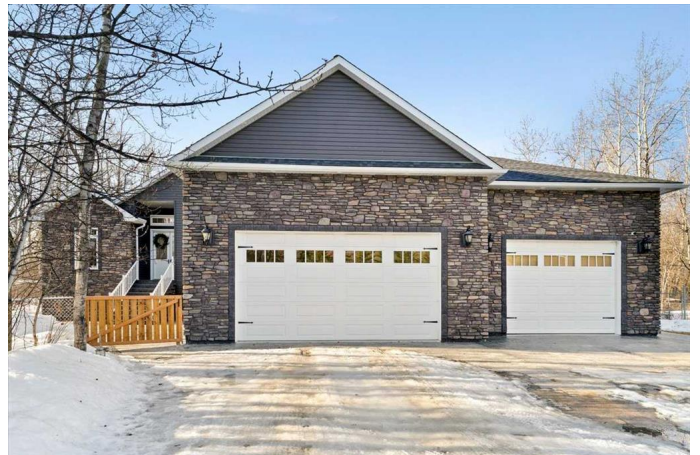
MLS® #A2199168

**\$1,421,000**

6 Bedroom, 8.00 Bathroom, 2,643 sqft  
Residential on 3.02 Acres

Autumn Wood Estates., Rural Grande Prairie  
No. 1, County of, Alberta

Need a little more space? Well, this property has room in abundance! Situated on 3 beautifully treed acres in the Autumn Wood subdivision, just minutes east of Grande Prairie, is this amazing home with over 5,000 sq.ft of developed living space boasting 6 spacious bedrooms, 5 washrooms, a open common living space and features too numerous to list. Additionally, the attached garage is split in two with the 25x26 primary section finished with a half bath and plenty of space for your vehicles while the second 20x32 section has its own thermostat for heating, a/c unit and plumbing hookups. What was once a home bakery has now been converted into an extra suite for the in-laws, but could also be used as an office, home gym, workshop, or whatever you can imagine. And if that is not enough, there is a whole second 42x44 garage with RV bay and an 800sq.ft. carriage house with a studio apartment. There is certainly enough space at this property for the whole family, and then some. No expense was spared in the development of this property. From the stamped concrete apron around the home and garage to the in-floor heating throughout every inch of floor in the house, garages and suite. From the massive kitchen island with stone countertops to the Viking fridge with cabinet front and the Viking 6 burner range & double



gas oven. From the primary bedroom with corner fireplace, amazing closet and a full 6 piece ensuite to the 2 jack and jill bathrooms that service 4 bedrooms making bedtime and morning prep a breeze for the kids. And the list goes on and on. This really is a home you will need to see in person to truly appreciate. Contact your favorite Real Estate Professional to book your own private walkthrough today.

Built in 2012

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2199168                         |
| Price          | \$1,421,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 8.00                             |
| Full Baths     | 4                                |
| Half Baths     | 4                                |
| Square Footage | 2,643                            |
| Acres          | 3.02                             |
| Year Built     | 2012                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 22, 712028 Range Road 51              |
| Subdivision | Autumn Wood Estates.                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 4A4                               |

### Amenities

|              |                                                                                                                                         |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More Attached, Quad or More Detached, Asphalt, Electric Gate |
| # of Garages | 8                                                                                                                                       |

## Interior

|                   |                                                                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator                                                                                                         |
| Heating           | Boiler, High Efficiency, In Floor, Fireplace(s), Natural Gas                                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                 |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Lighting, Private Yard, Rain Gutters, Storage |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Many Trees             |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 41               |
| Zoning         | CR-2             |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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