

# \$899,900 - 51014 Twp 712, Rural Grande Prairie No. 1, County of

---

MLS® #A2237642

**\$899,900**

5 Bedroom, 3.00 Bathroom, 2,317 sqft  
Residential on 3.00 Acres

Arthur Lane., Rural Grande Prairie No. 1,  
County of, Alberta

Stunning Acreage Just 5 Minutes from Grande  
Prairie in Arthur Lane Subdivision!

Welcome to your dream property!—perfectly located just 5 minutes east of Grande Prairie in the sought-after Arthur Lane Subdivision. This beautifully designed bungalow with a bonus room sits on 3 acres of meticulously maintained land and offers the ideal combination of space, comfort, and versatility. Boasting 2,317 sq ft of thoughtfully designed living space, this home features an open-concept floor plan that flows effortlessly from room to room. Step into the inviting sunken living room, filled with natural light and anchored by a cozy built-in fireplace—an ideal space for family gatherings all year round.

The kitchen is both functional and stylish, with plenty of cabinets, storage, and stainless steel appliances, complemented by a convenient dine-in area. Throughout the main living areas, beautiful hardwood flooring and vaulted ceilings elevate the home's warmth and elegance.

The master suite is your personal retreat, complete with a spacious layout and luxurious ensuite featuring a jetted tub, along with two additional generously-sized bedrooms. Above the attached 23'™x24'™ double garage, the bonus loft room offers the perfect flex space—ideal for an office, guest room, or



playroom.

Downstairs, a separate entrance leads to a fully finished basement, It includes a large rec room, two additional bedrooms, a full bathroom, and plenty of storage space.

Outside, this property continues to impress.

The yard is a gardener's paradise, with mature perennial beds and expansive green space. The entire acreage is completely fenced with a gated entrance, including a fenced dugout, fenced-off horse pasture, and underground water lines to both the pasture and the 42'x52' heated shop. The shop is a standout feature, with drive-through 14' overhead doors, underground power, and ample room for hobbies, storage, or operating a small business.

Zoned CR-2, the property allows for up to 4 commercial trucks, 2 trailers, and 3 horses, with county approval. This zoning also supports home-based business opportunities. Enjoy access to unlimited water from a shared well for just \$600/year, and benefit from low county taxes and fibre optic internet ready at the end of the driveway.

For outdoor enthusiasts, ATV trail access right across the road adds even more appeal.

Whether you're looking for peaceful country living, a business-friendly property, or a hobby farm setup, this acreage truly offers it all. Don't miss your chance to own a rare gem in Arthur Lane—call today to book your private showing! It's more than just a house; it's a place where memories are made.

Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2237642  |
| Price     | \$899,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |

|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 3                                |
| Square Footage | 2,317                            |
| Acres          | 3.00                             |
| Year Built     | 2003                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 51014 Twp 712                         |
| Subdivision | Arthur Lane.                          |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 4A2                               |

### Amenities

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Sewer Connected, Electricity Connected, Fiber Optics at Lot Line, Natural Gas Connected, Satellite Internet Available, Water Connected |
| Parking Spaces | 20                                                                                                                                     |
| Parking        | Double Garage Attached, RV Access/Parking, RV Garage                                                                                   |
| # of Garages   | 6                                                                                                                                      |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | None                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Family Room, Great Room, Living Room, Wood Burning, Masonry                                                                                                  |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Partially Finished                                                                                                                                     |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Rain Gutters, Storage                                                                                    |
| Lot Description   | Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Concrete, Vinyl Siding                                                                                           |
| Foundation        | Poured Concrete                                                                                                  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 38             |
| Zoning         | CR-2           |

### **Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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.