

# \$849,900 - #2, 710072 40 Highway, Rural Grande Prairie No. 1, County of

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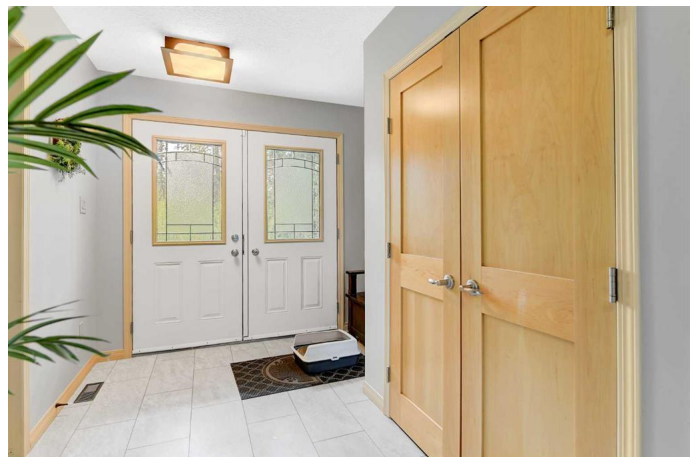
MLS® #A2221520

**\$849,900**

6 Bedroom, 4.00 Bathroom, 3,283 sqft  
Residential on 7.52 Acres

Sprucewood Park., Rural Grande Prairie No.  
1, County of, Alberta

Just one minute from city limits, this stunning 7.52-acre fully treed acreage offers an incredible blend of location, privacy, space, and upgrades—an opportunity that comes along only once in a decade. The paved driveway leads you through towering spruce trees to a beautifully manicured yard, an architecturally striking 3,228 sq ft (includes the 720 sqft converted garage space) custom home, and a massive 42' x 60' steel pole coverall shop with concrete floor—perfect for RVs, equipment, or all your toys. Inside, the home features numerous updates including quartz countertops, subway tile backsplash, new sink and fixtures in the kitchen, fresh vinyl tile flooring, new carpet, and updated paint throughout. The spacious living room opens onto a two-tier deck and a 3-season BBQ/hot tub screen room, complete with a low-maintenance, skirted saltwater hot tub on a concrete slab—perfect for year-round relaxation. Vaulted ceilings and large windows fill the main living areas with natural light, while the second level boasts a luxurious master suite with a fully renovated spa-like ensuite and a large custom theatre room. The upper level includes four generously sized bedrooms, all with new paint and flooring, plus a fully updated bathroom and a convenient Jack and Jill bathroom. Additional highlights include main floor laundry, a lower-level guest



bedroom with ample storage, and a converted 720 sq ft garage that now serves as a four-season workspace, man cave, or games room. This property must be seen to be truly appreciated—don't miss your chance to own this rare gem. County approved 2nd approach (waiting for county to put in the remainder of the approach)

Built in 1976

**Essential Information**

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2221520                              |
| Price          | \$849,900                             |
| Bedrooms       | 6                                     |
| Bathrooms      | 4.00                                  |
| Full Baths     | 2                                     |
| Half Baths     | 2                                     |
| Square Footage | 3,283                                 |
| Acres          | 7.52                                  |
| Year Built     | 1976                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, 4 Level Split |
| Status         | Active                                |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | #2, 710072 40 Highway                 |
| Subdivision | Sprucewood Park.                      |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8W5B6                                |

**Amenities**

|         |         |
|---------|---------|
| Parking | Carport |
|---------|---------|

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|              |                       |
|--------------|-----------------------|
| Appliances   | See Remarks           |
| Heating      | Forced Air            |
| Cooling      | None                  |
| Has Basement | Yes                   |
| Basement     | Finished, See Remarks |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Private, Many Trees            |
| Roof              | Asphalt Shingle                |
| Construction      | See Remarks                    |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 138            |
| Zoning         | CR4            |

## Listing Details

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

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