

# \$525,000 - 712047 Range Road 54, Rural Grande Prairie No. 1, County of

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MLS® #A2231634

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 2.91 Acres

Lawra Estates., Rural Grande Prairie No. 1,  
County of, Alberta

Tranquility minutes from the city! If your looking for your own little slice of paradise without breaking the bank or spending long hours communing then you need to check out this gorgeous 2.91 treed acres, just 5 minutes east of Grande Prairie! It is improved with a 3 bedroom, 2 bath home with a bright living area and spacious kitchen, as well as a oversized 28 x 30 detached garage. Outside there is a large, well graveled parking pad with room for numerous vehicles in front of the house and a beautiful yard out back with a mix of open grass areas and trees as well as a firepit area, garden area and numerous raised garden beds (which can be watered from the old surface well). There are even a number of trails cut through the evergreens, making the perfect place for your morning stroll. This is a fantastic property that is next to impossible to replace in this area so make your move and book your own private viewing today!

Built in 2005

## Essential Information

MLS® #	A2231634
Price	\$525,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,216
Acres	2.91
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	712047 Range Road 54
Subdivision	Lawra Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4A7

### Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Jetted Tub
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Garden, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

### Additional Information

Date Listed	June 20th, 2025
Zoning	CR-5

**Listing Details**

Listing Office                  Royal LePage - The Realty Group

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