

# **\$1,675,000 - 5401 Aspen Drive, Rural Grande Prairie No. 1, County of**

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MLS® #A2248293

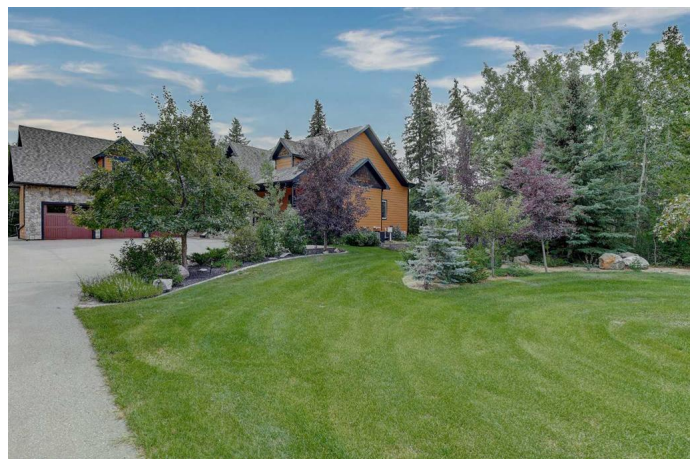
**\$1,675,000**

4 Bedroom, 4.00 Bathroom, 3,102 sqft  
Residential on 1.33 Acres

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

Executive home in prestigious Taylor Estates. Nested in the trees this 3102 sq ft, 4 bedroom Craftsman style bungalow (can easily be turned into 6 bedrooms with walkout basement, exudes style and comfort with features like a chef's kitchen, Cambria Quartz ),counters, pantry with built ins, 36" Swarovski crystal lighting, hardwood flooring and floor to ceiling fireplace and hearth in the great room. As well as a spacious master with large soaker, custom tiled walk in steam shower and walk in closet. The comfort continues with the in-floor heat and forced air upgraded heating system with multiple zones and a 3 car heated garage. Above the garage you will find the 559 sq ft theatre room and for your added entertaining purposes there is an open family/entertainment room with wet bar c/w granite in the fully developed basement that walks out to the rear covered patio and there is a new audio system throughout the home. Backing on to a park, the yard is a treed, private oasis, with custom curbing and landscaping, walkways, a fire pit feature / backyard entertainment space and still there's room for an already approved 30 x 50 shop. Don't miss the opportunity to experience this exceptional property!!! Check it out today!!!

Built in 2011



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2248293                         |
| Price          | \$1,675,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 3,102                            |
| Acres          | 1.33                             |
| Year Built     | 2011                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 5401 Aspen Drive                      |
| Subdivision | Taylor Estates                        |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8W 0H3                               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home |
| Appliances        | Other                                                          |
| Heating           | Natural Gas, Hot Water                                         |
| Cooling           | Central Air                                                    |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Living Room, Wood Burning                                      |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full                                                 |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Fire Pit                                                                        |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Corner Lot, Irregular Lot, Many Trees |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Stone, Other                                                                              |
| Foundation        | Poured Concrete                                                                           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 73                |
| Zoning         | RES               |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Realty Executives North West |
|----------------|------------------------------|

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