\$2,300,000 - 53, 704041 Range Road 72, Rural Grande Prairie No. 1, County of

MLS® #A2258039

\$2,300,000

4 Bedroom, 4.00 Bathroom, 2,829 sqft Residential on 3.41 Acres

Riverview Pine Estates, Rural Grande Prairie No. 1, County of, Alberta

Welcome to your luxurious acreage retreat just minutes southwest of Grande Prairie. This 2019 custom Stonebuilt Home is a rare and remarkable treasure. A true architectural tribute, paying homage to Alberta's lush landscape with endless views â€" 3.41 acres of thoughtfully carved out and designed exterior, bordered by breathtaking forest, this property is surrounded and protected by thousands of acres of pristine crown land, offering expansive views of the Wapiti River Valley. The local landscape is a vital wildlife corridor, preserving the age-old towering trees and is rich in wildlife. At the heart of the property, tucked into the trees, is a sleek contemporary hybrid timber frame two-story dream home. Thoughtfully designed to offer a strong indoor-outdoor connection while creating dramatic views from every angle possible. This warm and inviting 4,327 sqft of fully developed living space features a combination of industrial design elements and natural, organic materials throughout. Souring ceilings, rich wood accents, luxury touches and expansive windows frame a picturesque and serene forest with river valley views. A carefully crafted family friendly layout offers a spacious and inviting atmosphere. The main living area is open concept, integrating your kitchen, dining and living areas effortlessly. Built for entertaining the main floor features a







multiple seasons room complete with built in BBQ and wood burning stove. The kitchen is a true chef's dream featuring Wolf appliances, sub zero fridge and a hidden butlers pantry, to name a few. The main level features a spacious bedroom complete with 4pc ensuite, home office drenched in moody aesthetic and a beautiful powder room. As you make your way to the upper-level you will notice a small cozy nook that could be treated as a 5th bedroom. The primary retreat you won't be able to overlook your very own private deck complete with hot tub. A mini fridge and coffee bar has been conveniently carved into the plans to allow you to pour yourself a cup of coffee in the morning or a glass of wine at night without ever leaving your oasis. Your boutique- like walk in closet features custom built cabinetry and for practicality hosts your own laundry, dual vanities and luxurious steam shower. The lower of level of the home offers two generous sized bedrooms, 4pc bathroom, a charming under the stairs nook perfect for kids to play and a large rec room for the ultimate cozy evenings in. Detached 35x50 Shop with Apartment living quarters complete with kitchen, laundry & bathroom. Endless opportunities for enjoyment are presented with this property: morning coffee on the deck, peaceful hikes through the forest, walks along the river, connecting with the like-minded community members of Riverview Pines and adventurous afternoons exploringThrough the use of natural wood, forward thinking design and textural elements, this home creates a truly contemporary and luxurious space for you to call home. Book your exclusive tour today.

Built in 2019

Essential Information

MLS®#

A2258039

Price \$2,300,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Acres

Square Footage 2,829

Year Built 2019

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 53, 704041 Range Road 72

Subdivision Riverview Pine Estates

3.41

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8W 5G2

Amenities

Utilities Water Connected

Parking Double Garage Attached, Quad or More Detached

of Garages 4

Waterfront River Access, See Remarks

Interior

Interior Features Beamed Ceilings, Ceiling Fan(s), Chandelier, Double Vanity, High

Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Walk-In

Closet(s), Wired for Sound, Natural Woodwork

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer

Stacked

Heating Boiler, Forced Air, Natural Gas, Combination

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Living Room, Wood Burning, Other

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Built-in Barbecue, Fire Pit, Garden, Other, Private Entrance, Private

Yard, Storage

Lot Description Landscaped, Many Trees, Private, See Remarks,

Creek/River/Stream/Pond, Wooded

Roof Metal

Construction Mixed, Other, Stone

Foundation Poured Concrete

Additional Information

Date Listed September 25th, 2025

Days on Market 26

Zoning CR4

Listing Details

Listing Office Grassroots Realty Group Ltd.

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