

# **\$709,000 - #90, 715010 Range Road 84, Rural Grande Prairie No. 1, County of**

---

MLS® #A2253686

**\$709,000**

6 Bedroom, 3.00 Bathroom, 2,236 sqft  
Residential on 2.91 Acres

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

A custom-built 2,236 sq ft 6 bedroom, 3 bath home on 2.91+/- acres in Hilltop Estates, just 15 minutes West of Grande Prairie. This 2-storey home features a main floor primary bedroom, a full bath, kitchen, living room and large entry. The upper level has 5 more bedrooms, 2 bathrooms, a laundry room and a flex space. Beautiful wood plank flooring throughout the home. Energy-efficient construction with balance of new home warranty. There are covered decks front and rear, an 800 sqft attached garage with heat, floor drain and a 12 ft high door. Located in the NE corner of the subdivision, there is pavement on 2 sides of the property. The home and yard were developed, leaving mature trees providing windbreak and privacy. There is a large fenced garden area, greenhouse, storage sheds, wood shed, treehouse and fire pit. There are many fruit trees and raspberry bushes. There is lots of parking and a circular driveway. This is a great home and property with the right location. Great value for the price. Call your Realtor® of choice for more information and an appointment to view.



Built in 2019

## **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2253686                         |
| Price          | \$709,000                        |
| Bedrooms       | 6                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,236                            |
| Acres          | 2.91                             |
| Year Built     | 2019                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | #90, 715010 Range Road 84             |
| Subdivision | Hilltop Estates.                      |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T0h 3S0                               |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                         |
| Parking        | Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                         |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Pantry                                                     |
| Appliances        | Dishwasher, Dryer, Electric Oven, Gas Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Partial, Crawl Space                                                          |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, RV Hookup, Storage |
|-------------------|-------------------------------------------------------------------------------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Corner Lot      |
| Roof            | Fiberglass      |
| Construction    | Vinyl Siding    |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 73                  |
| Zoning         | CR-3                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | All Peace Realty Ltd. |
|----------------|-----------------------|

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.