

# **\$834,900 - 22, 71064 Twp 722 Road, Rural Grande Prairie No. 1, County of**

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MLS® #A2270581

**\$834,900**

5 Bedroom, 3.00 Bathroom, 1,730 sqft  
Residential on 3.66 Acres

Lake Point Properties, Rural Grande Prairie  
No. 1, County of, Alberta

OUUUUU! 3.66 FULLY DEVELOPED LAKE FRONT PROPERTY LOCATED IN A NESTLED COMMUNITY IN LAKE POINTE PROPERTIES IN THE COUNTY OF GRANDE PRAIRIE. This homestead will WOW you with a fully developed 5 bedroom 3 bathroom home that is bright a cheery! The 1730 SQFT modified bilevel is a perfect compliment to this lake property. The large foyer invites you to step onto the large and OPEN CONCEPT main living GREAT ROOM that has floor to ceiling windows stretching the entire back of the home...WHAT A VIEW! The kitchen is optioned out with an abundant amount of cabinets and counterspace for all your cooking and entertainment needs! The main floor also features 2 additional bedrooms and a full main bathroom. On the upper level its all mastersuite with a large 4 pc ensuite with windows making it a bright a vibrant room! The walk out basement will not disappoint as you don't feel like you are in a basement with an additional 2 bedrooms, bathroom and a huge rec room! If you are an outdoorsman/woman this property and yard would keep you satisfied with all the trees, fruit trees, wildlife (even an EAGELS nest) You really need to check this ONE OF A KIND PROPERTY OUT! Notable features - home is rough in plumbed for infloor heat in the garage and basement, new multi-tiered deck with storage under,



shingles are newer, high efficient furnace, take advantage of the public boat launch and firepit picnic area (also used as outdoor skating rink in the winter months) superb neighbors + much more to offer - book your showing today!

Built in 2001

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2270581                                  |
| Price          | \$834,900                                 |
| Bedrooms       | 5                                         |
| Bathrooms      | 3.00                                      |
| Full Baths     | 3                                         |
| Square Footage | 1,730                                     |
| Acres          | 3.66                                      |
| Year Built     | 2001                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, Modified Bi-Level |
| Status         | Active                                    |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 22, 71064 Twp 722 Road                |
| Subdivision | Lake Point Properties                 |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X4K5                                |

### Amenities

|               |                        |
|---------------|------------------------|
| Parking       | Double Garage Attached |
| # of Garages  | 693                    |
| Is Waterfront | Yes                    |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | See Remarks                     |
| Appliances        | See Remarks                     |
| Heating           | Forced Air, In Floor Roughed-In |

|                 |      |
|-----------------|------|
| Cooling         | None |
| Fireplace       | Yes  |
| # of Fireplaces | 1    |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Full |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                              |
| Lot Description   | Fruit Trees/Shrub(s), Many Trees, Pie Shaped Lot, Private, Treed, Beach, Lake, Waterfront |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | See Remarks                                                                               |
| Foundation        | ICF Block                                                                                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 5                   |
| Zoning         | CR2                 |

## Listing Details

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

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