



GRASSROOTS
REALTY GROUP

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7619 61 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2096366



\$875,000

Division:	Maple Ridge Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,811 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.50 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	8-71-5-W6
Exterior:	See Remarks	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Negotiable

**** \$25,000 PRICE REDUCTION!!** Now Complete and ready to be moved into! Jaeger Homes Breakwater 2 modified bi-level plan sitting on a lot with tons of opportunity. Need a detached shop, RV pad, finished basement, or all 3? All of these items can be accommodated with this build **reach out for pricing or ask your agent. 1811 square foot of above-grade developed space, featuring 3 bedrooms and 2 bathrooms. Enjoy open concept with a dressed-up Lafleur kitchen and coffee bar nook. Elegant features such as quartz countertops, soft-close, and a large island are sure to impress. Dining and living room with feature wall flow nicely with kitchen. Large windows will ensure lot's of natural light with the south-facing backyard. Main-floor laundry for added convenience and comfort. Large master bedroom above garage with a stunning 5-piece ensuite + walk-in closet. This is one of the very few south-facing lots available in Maple Ridge and a brand new price tag coming in at under \$900,000 is difficult to find. Reach out for more information today. **** VIEW PICTURES FOR EXAMPLE RENDERING OF WHAT A FUTURE SHOP COULD LOOK LIKE.**