



**GRASSROOTS**  
REALTY GROUP

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1-743074 54 Range  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2214287



**\$639,900**

Division:	Webster		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,390 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3
Garage:	None		
Lot Size:	3.01 Acres		
Lot Feat:	Lawn, No Neighbours Behind, See Remarks, Treed		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Slate, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, See Remarks, Wood Frame	Zoning:	CR3
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, Gas Stove, Range Hood, Dishwasher, Washer/Dryer, Curtain Rods, Porch Swing, Shed with Power, Tarp Shed, Bus Shelter, Kids, Play Set

Feel like saying goodbye to the City Life and HELLO to ACREAGE LIVING?! Welcome to this custom built 2500+ sq ft home on 3 treed acres. This chic country home with white soft close cabinets, quartz counter tops, exposed beams, a custom island... hidden dishwasher, and pot filler over the gas stove.... are just a few of the things that will have you swooning over this home and dreaming of making it yours! This home gives you 5 bedrooms & 3 full bathrooms! With in floor heat throughout, and a thermostat in every room. Main floor has a large entry way featuring 9' ceilings, a coat closet and under stair storage room, the ceiling height continues into an open concept living room, dining area & kitchen. 1 large bedroom on this floor, plus a laundry room, a full bathroom, a mud room, and utility room. Beautiful natural light all throughout the home with windows surrounding - facing north & south east, with tree views out every one of them. This home has a wood stove in the living area to keep you cozy through those winter months. Custom-built wood shelving in every closet AND in the walk-in pantry. Upstairs has a bonus room, 3 bedrooms & a full bathroom, PLUS the primary bedroom that fits a king size bed & features an en suite that includes a tub/shower combo, his & hers sinks in the most stunning crafted vanity, plus a great sized closet. Covered concrete porch in the front and the back, provides great outdoor space for the whole family! Sit on the porch swing and enjoy all of what this amazing property has to offer you for so many years to come! Backyard has a kids play set, a basketball "court" a shed with power, and you might even catch a glimpse of the neighbouring properties cows at your back fence line every now and then! Theres truly so much to love here. Property is approximately 300' off of the pavement. There is a large gravel area, next to the dog

kennel, that could be a potential garage location with services already hooked up with water, sewer, and power, creating the perfect location for your future shop or garage! Have any dogs? Want chickens? There's a wood and wire built area for you! Kids take the bus to school? Enjoy the bus shelter these folks made to match the house! If you're after that acreage life style... Don't wait any longer. Make this property yours! Directions: Go north on Hwy 2 past Sexsmith, go left on twp rd 744 and then left on RR 54 and first right.