



GRASSROOTS
REALTY GROUP

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100, 50001 Township Road 713
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2221173



\$599,900

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,680 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	2.47 Acres		
Lot Feat:	Back Yard, Many Trees, Private, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-71-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-2
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, French Door, Kitchen Island, Storage, Sump Pump(s), Tankless Hot Water, Tile Counters, Walk-In Closet(s)		

Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Central Vac & Attachments, Fire Pit, Greenhouse, 2 Sheds.
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4 Bedrooms | 2 Dens | 3 Bathrooms | 1,680 Sq Ft | 2.47 Acres - Beautiful & serene acreage less than 15 km from city limits in desirable Aspen Ridge. This fully developed 4-bedroom, 3-bathroom home features 1,680 sq ft of main floor living space. Set on a private, treed 2.47-acre lot, the home offers a bright, functional layout with updated vinyl plank throughout the living room. Kitchen has large island with tons of cabinet space & easy access to the attached garage. Off the dining area is a functional den for either a formal table or the perfect office space. Main floor laundry, a spacious primary suite with a massive walk-in closet and 4-piece ensuite with tile shower, 2 bedrooms & the main bath with laundry complete the upstairs of this raised bungalow. The basement is fully developed with a massive family room, 1 bedroom, renovated bathroom, 1 den, 2 storage rooms, utility room & another access point to the garage. Notable Updates: Tin Roof, high-efficiency furnace, tankless hot water system, water filtration system, pressure tank, well pump, fibre optic lines. A rare opportunity to own in this quiet, family-friendly location. Don't miss out—book your showing today!