



GRASSROOTS
REALTY GROUP

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720047 Range Road 63
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2222709



\$829,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,137 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	4.50 Acres		
Lot Feat:	Backs on to Park/Green Space, Few Trees		

Heating:	In Floor, Fireplace(s)	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	3-72-6-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: All light fixtures, all window coverings, GDO + control(s), Lawn mower

Blissful acreage with traffic exposure- perfect for an at home business! Amazing location backing onto hole 3 of Bear Creek Golf Course. Enjoy the balance of serene country living and modern convenience with this 4.50-acre property. This location offers a private oasis all while benefiting from all the amenities of town just minutes away. This beautifully maintained home offers 4 generous bedrooms, including an expansive primary suite, and 2.5 bathrooms to accommodate the needs of any family. The convenience of main floor laundry enhances everyday living, while the attached garage provides direct access and additional storage space for all acreage toys & to park your vehicles in year-round! The kitchen- the heart of the home offers you plenty of space & is complemented with light cupboards & countertop with a view of the back yard. The property's CR-5 zoning makes it an ideal opportunity for those seeking a business location close to town. The oversized driveway and secluded setting offer both practicality and privacy, ensuring a peaceful and versatile lifestyle. A standout feature is the charming two-story outbuilding, perfect for a children's playhouse or a teen retreat. Additionally, the vast open space provides endless possibilities to build your dream shop or additional sheds. Surrounded by Bear Creek on multiple sides, this property delivers a stunning private paradise! Don't miss the chance to own this extraordinary acreage that combines rural tranquility with urban convenience. Contact your favorite agent today and schedule a viewing to experience the potential of making this exceptional property yours!