



GRASSROOTS
REALTY GROUP

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5, 712068 Range Road 74
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2223072



\$999,900

Division:	Mountain View Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,828 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	3.60 Acres		
Lot Feat:	See Remarks		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	17-71-7-W6
Exterior:	See Remarks	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS SHEDS

Custom Built 2019 Bungalow Home on 3.60 Acres (CR5) in Mountivew Estates with a walk out basement! This fully developed 5 bedroom 4 bathroom home with an attached triple 1430 sqft triple car garage will be sure to impress! The bright and open great room in this home is fabulous you really should see it! The main level features 3 bedrooms including a master suite fit for a king and queen! The basement is large with a walkout to grade, 2 additional bedrooms, bathroom, laundry room/craft room! Notable features - CR5 Zoning, in floor heat throughout basement, 3 decks, hot water on demand, heated garage (even a bathroom in the garage), large butler pantry truly too many features to list - Book your showing today!