



GRASSROOTS
REALTY GROUP

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90, 715010 Range Road 84
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2225253



\$700,000

Division:	Hilltop Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,224 sq.ft.	Age:	2019 (6 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	2.91 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Ceramic Tile, Wood	Sewer:	Engineered Septic
Roof:	Fiberglass	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	32-71-8-W6
Exterior:	Vinyl Siding	Zoning:	CR-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Pantry		

Inclusions: Greenhouse, Two small sheds, Wood shed, Treehouse, Most furniture lawnmower bbq cellphone booster all negotiable

Welcome to "Aspen Reach", 15 min from City Limits on a Quiet Dead End Road, 2.9 Acres, CR3***Perfect for a family that loves the spend time outside***Treed with Aspen and Spruce for Privacy***View of the Rockies on RR84 heading towards Hwy 43***New Home Warranty: Building Envelope 2027, Structural 2032***Co-Operative Four Well Water Supply, one of the best in Alberta, Water Treatment Facility in Hilltop Estates, ran by the community, Reverse Osmosis inside the Home***Brand new \$50,000 Septic System - Three Stage, At Grade***RV Hookup on Garage as well as Septic Hookup in Ground***Just Installed in May 2025: Cultured Stone Chimney and Wrap, Concrete Pad outside of Garage***Piled Grade Beam Engineered Concrete Foundation - Commercial Grade***10 inch walls R36 value, fibreglass blown insulation in attic R50 value***Hot Water on Demand, High Efficiency Furnace***NO Smoking or Carpet Home, Plywood Plank Flooring which is warmer and softer than most other types***Three Decks - East, West, South facing***Greenhouse, Fenced Garden, Two Sheds, Treehouse, Pond, Landscaped Firepit Area***Fruit Trees/Bushes: Apple, Nanking Cherry, Cranberry, Three Types of Raspberries***Most Furniture Negotiable along with Lawnmower, Cell Phone Booster, Blue Playhouse, Gas BBQ***Jun 30 Update: Rock on the inside of Fireplace installed (see photo and video); Capping installed on all decks (see photo); Chimney to be completed in the next few days