



**GRASSROOTS**  
REALTY GROUP

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**715075 Range Road 54  
Grande Prairie, Alberta**

**MLS # A2226333**



**\$625,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	9.64 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	RCRSA
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** fridge, stove, washer, dryer, dishwasher, microwave rangehood, central vac (as is), GDO with 1 remote, garage shelving (appliances as is)

1825 sqft bungalow with triple attached garage on 9.64 Acres within city limits. Built in 2008 this home features an open floor plan with vaulted ceilings. The living room is highlighted with a wood burning fireplace with built in shelving and is open to the formal dining area and the breakfast nook that leads to the covered deck. The kitchen features walnut cabinets with granite counter tops, under cabinet lighting and a pantry. 2 bedrooms and an office up with a spacious primary suite with a 4 pc ensuite with jet tub and separate shower. The office is loaded with built in cabinets for tons of storage and adequate work space. The basement features 2 huge bedrooms with walk in closets, a 4pc bath and a family room with a walk out. Attached 3 car heated garage with a 2pc bathroom with laundry hook ups. Quick possession available. Listing agent is related to seller.