



GRASSROOTS
REALTY GROUP

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6, 714010 Range Road 73
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2226495



\$579,900

Division:	Canon Lake Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,287 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	3.29 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	CR2
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: Window Covering(s)

Break into the acreage living market at an affordable price , in a very desired county subdivision of Canon Lake Estates. This original owned raised bungalow home is situated on 3.29 acres, partially treed for privacy , only 12 minutes west of Grande Prairie. As you pull up to your new acreage, you will adore the large front covered porch with a view of the sunrise , sunset and mountains on a clear day. As you enter you will appreciate the tall vaulted ceilings boasted through the living room, dining and kitchen. Living room is a good size with large windows for natural light. Kitchen has ample cabinet + counter space, as well as open concept to the dining great for entertaining. Dining is spacious and allows for a table of any shape or size, with exterior door access for you to build future back deck. Remainder of the main floor consists of the master bedroom with walk in closet , and full en-suite, second bedroom, and popular main floor laundry with a half bath. Making our way to the massive basement that welcomes you with tall ceilings and large windows so you do not feel like your in a basement at all, hosts a large living room, two bedrooms, full bathroom, and utility/storage room. Lets head out to the outdoors which you will find a gigantic pole barn/lean-to , two storage sheds, plenty of space for future shop build of any shape or size, and nicely treed for privacy . Book your viewing today on this one owner custom build home today!