



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

703034 Highway 40
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2227319



\$3,700,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,033 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	153.00 Acres		
Lot Feat:	No Neighbours Behind, Private, Treed		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	22-70-6-W6
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Discover your dream home nestled on a private quarter section of land, offering the perfect blend of tranquility and space. This impressive 3,033 sq ft residence welcomes you with a stunning spiral staircase and expansive windows that fill the home with natural light. The spacious kitchen is a chef's delight, featuring double ovens and ample room for entertaining. Contact a Realtor today for more details! All bedrooms are designed with comfort in mind, each boasting its own walk-in closet. The luxurious primary suite offers a large ensuite, providing a personal retreat to unwind. Enjoy the wood stove in the living room where there is ample space for entertainment. The property includes both an attached heated double garage and an additional detached garage, ensuring plenty of space for vehicles, or a workshop. Located in a peaceful and quiet area near the Wapiti River, this home offers the perfect escape while still providing easy access to nature and outdoor recreation.