



GRASSROOTS
REALTY GROUP

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

**Range Road 74 Range N
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2235520



\$995,000

Division:	Grandview		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,188 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	3
Garage:	Quad or More Attached		
Lot Size:	2.98 Acres		
Lot Feat:	Many Trees, See Remarks		

Heating:	In Floor, Forced Air	Water:	Shared Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-71-6-W6
Exterior:	See Remarks	Zoning:	CR2
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, curtain rods,

This 2188 square foot Bungalow is located just west of GP. The home is situated on 2.98 acres with lots of parking and a 4 CAR GARAGE!! Plus there is a landscaped yard, front deck and covered back deck! The main level in the home has an office/bedroom off the entrance. There is a large entry way that leads you into the main living area. The living room has tall ceilings featuring wood beams, recessed ceiling and a fireplace feature wall. The kitchen has a large island, lots of cabinetry, high end appliances and a stunning oversized pantry!! The spacious dining room leads you to a covered back deck. The main level also has a laundry room, another bedroom full bathroom. The basement has 3 bedrooms, a large living area, media/TV room, full bathroom and this home has lots of storage. Take advantage of a new home with all the hard start up work done for you!!