



GRASSROOTS
REALTY GROUP

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5401 85 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2236088



\$810,000

Division:	Maplegrove		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,481 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Asphalt, Double Garage Attached, Driveway, Garage Door Opener, Heated G		
Lot Size:	3.06 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Underground S		

Heating:	Central, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Jetted Tub, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: TV wall mount in living room, kids playground set, garage heater, sheds (2), B/I Vac with attachments,

HUGE PRICE REDUCTION! Welcome to Maple Grove! An acreage located on the southeast edge of City limits, with pavement to the front door. This acreage offers over three acres of manicured land with beautiful mature trees, well thought out flower and shrub beds along with plenty of grassed areas for the kids to run and play, plus a firepit area. With only one owner, this custom-built raised bungalow with five bedrooms and four bathrooms has been well maintained with many updates over the years. The main level of the home exudes warmth from its finishes and the abundance of east, south and west facing windows that allow for natural light to flood the home, while you get to take in the beautiful yard from many different angles. Its open concept living between the living room with its cozy fireplace, to the dining area and the spacious kitchen with its sit-up eating bar. You will be drawn to the three-season sunroom and BBQ area to the rear of the home. Off the kitchen there is a laundry room as well as a half bath that is handy to both the rear yard and the sunroom. Down the hallway there are two good-sized bedrooms as well as a main bath with a jacuzzi tub and a primary suite where you will find more than enough room for your king-sized bed, plus there's a three-piece ensuite. Downstairs, the fully developed basement offers an oversized family room with a second fireplace and lots of space for a games or craft area. Besides this there are two more bedrooms each with walk-in closets, a full bathroom, a large storage and the cutest kids' play area. The 24' x 24' attached heated garage has two overhead doors plus two-man doors that offer convenient access to both the rear yard and the front sidewalk and yard. There are two sheds, with the largest being a 10' x 14' shed for storing yard equipment. The new owner is sure to

appreciate the irrigation system with its three different lawn zones as well as three spigots for hose connections. With views from the kitchen sink and the sunroom, the new owner will appreciate being able to watch the kids play at the play fort. Enjoy being on the edge of Grande Prairie with all its amenities plus having County taxes and snow removal! Acreages like this are hard to find. Call your favorite Realtor to book your viewing before its gone.