



GRASSROOTS
REALTY GROUP

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723020 Range Road 35
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2236265



\$825,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,705 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	10.28 Acres		
Lot Feat:	Back Yard, Landscaped, Many Trees, Open Lot, Private		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: 2 sheds, blinds and window coverings, master bedroom wall mount, built in garage shelving, A/C, garage heater, hot tub (working, but is older), title insurance.

Escape to your private dream property, a stunning 1705 sqft, 5-bedroom, 3-bathroom bungalow nestled on a beautifully treed 10-acre parcel. Located just 20 minutes from Grande Prairie and moments from Bezanson, this acreage offers the perfect blend of privacy and convenient access to amenities. The well-established yard is a true highlight, boasting tons of mature trees, lush natural bush, and a dugout, creating a picturesque setting for playing in the yard, evenings around the firepit or relaxing on the expansive deck with its two covered sections. Step inside to a spacious, open-concept main floor designed for comfort and style. A vaulted living room and cozy wood stove set an inviting ambiance. The custom kitchen features white cabinets to the ceiling, granite countertops, a massive island with storage, double ovens, induction stove and a large corner pantry. Durable vinyl plank flooring extends throughout the main floor, and carpet in the bedrooms. The luxurious primary suite offers a vaulted ceiling, access to the deck, and an enormous walk-in closet, complemented by a spacious ensuite with his and her sinks, a tiled shower, and in-floor heat. Two additional nice-sized bedrooms upstairs feature built-in closet organizers, and the main bathroom offers double sinks. Practicality abounds with main floor laundry, accessible off the master closet, and a brilliant mudroom in the finished and heated garage, perfect extra space for shoes, freezer, and seasonal items. The basement, with in-floor heat, offers two finished bedrooms and a bathroom. The spacious living area is plumbed for a wet bar, awaiting your personal touch of flooring and ceiling. Outside, you'll appreciate the expansive gravel parking with RV plug, two sheds, and a full-length south-facing deck that's wired for a hot tub. This well-cared-for property also includes a central vacuum, hot water

on demand, and an R/O water system. Don't miss this opportunity to own a piece of paradise in an unbeatable location!