



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

**MLS # A2236265**



**\$825,000**

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

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

**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!