



GRASSROOTS
REALTY GROUP

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61, 54049 Township Road 712
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2237924



\$779,000

Division:	Willowood Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,436 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	3.53 Acres		
Lot Feat:	Garden, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-71-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Located in Willowood Estates just minutes from the city, with pavement leading right to the driveway! This 3.53-acre property offers a spacious bi-level home with 5 bedrooms and 2.5 baths, detached double garage, 1,535 sq ft heated shop and generous concrete parking pads. Bright tiled entryway and new hardwood flooring throughout the main level. Kitchen offers plenty of cabinetry and island for additional prep space. Primary bedroom includes his-and-hers closets and 2 pc bath. Two additional bedrooms and 4 pc bath complete the main level. Fully developed basement features two large bedrooms—both with walk-in closets and one with a gas fireplace—plus a secondary living area with potential for a sixth bedroom. There's also a cold storage/canning room, spacious laundry room with cabinetry, and 3 pc bath. Downstairs has been updated with durable vinyl plank flooring, and a newer furnace adds to the home's comfort and efficiency. Zoned CR-4 supports residential use with added flexibility for home-based businesses. The 1,535 sq ft shop is equipped with 14x14 OHD, radiant heat, concrete floors, 220V power, and sink. Outdoor living is enhanced by a large steel aggregate deck at the back of the home, perfect for entertaining or enjoying the peaceful, beautifully maintained yard with mature trees and large garden space. Call today to schedule your private showing!