



GRASSROOTS
REALTY GROUP

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14, 72030 704A Township
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2238020



\$835,000

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|-----------|----------------------------------|--------|-------------------|
| Division: | Wapiti Heights Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 3,291 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 7 | Baths: | 4 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 3.52 Acres | | |
| Lot Feat: | Landscaped | | |

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|-------------|--|
| Heating: | In Floor |
| Floors: | Ceramic Tile, Hardwood, Vinyl Plank |
| Roof: | Metal |
| Basement: | Finished, Full, Walk-Up To Grade |
| Exterior: | ICFs (Insulated Concrete Forms), Vinyl Siding |
| Foundation: | ICF Block |
| Features: | Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Walk-In Closet(s) |

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|------------|--------------|
| Water: | Well |
| Sewer: | Septic Field |
| Condo Fee: | - |
| LLD: | 27-70-7-W6 |
| Zoning: | CR-5 |
| Utilities: | - |

Inclusions: Basement Fridge, Sheds,

Dreaming of more space or searching for the ideal multi-generational home close to crown land and the scenic Wapiti River? Welcome to Wapiti Heights, where this impressive home offers over 4,700 sq ft of living space designed for flexibility, comfort, and durability. Featuring 7 bedrooms, 4 bathrooms, 3 spacious living rooms, plus a bonus space, there's room for everyone to live, work, and relax! Built as a fortress with full ICF construction, this home is designed for energy efficiency and long-term durability. It features a metal roof and in-floor heating throughout, with each room/area having its own customizable zone. A Venmar air recirculation system keeps the air fresh and clean year-round. Situated on 3.52 landscaped acres, the property offers privacy, beauty, and room to grow. Over 100 trees have been recently planted, there's a fenced garden area, a raspberry patch, and a 10' x 14' storage shed and 19x21 swing door shop building. Pavement leads all the way to the subdivision, making access easy year-round. The main floor (1,440 sq ft) features hardwood floors, lots of natural light, and an open-concept kitchen, living, and dining space with white cabinetry, undermount lights, walk-in pantry, and new stainless steel appliances. A den/second living room adds flexibility, along with a main floor bedroom with shared ensuite. A large laundry/boot room with newer washer/dryer completes the level. Off the dining area, double doors open onto a massive 12' x 39' south-facing rear deck, perfect for relaxing or entertaining. Upstairs (1,851 sq ft), you'll find 4 bedrooms, 2 bathrooms, and a large bonus room. The spacious 23' x 21' primary suite features cathedral beamed ceilings, an oversized recently renovated ensuite with double sinks, soaker tub, and a brand-new tiled shower. It also includes a 13' x 6' walk-in

closet and an additional storage closet. Each of the three additional bedrooms features walk-in closets and charming storage dormers. A full 4-piece bathroom with double sinks and a separate water closet adds convenience for busy households. The fully finished basement includes 2 more bedrooms (one with a large walk-in closet), a full bathroom, a cozy living area, and a kitchenette/bar space—ideal for guests, teens, or extended family. The heated “x 29” garage includes a 9 ft high door and direct access to the basement, offering excellent suite potential. Additional features include a 60-gallon water heater (supplied from the boiler), a 30-gallon pressure tank from the drilled well, and a water conditioner system, central vac with kicks, built in storage areas, NEW electrical panel & much more. Best of all, this incredible property is near crown land—perfect for hiking, quadding, snowmobiling, or simply enjoying the peace and beauty of the outdoors right in your backyard.