



**GRASSROOTS**  
REALTY GROUP

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**3104 111 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2238745**



**\$799,900**

<b>Division:</b>	Sunrise Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, Heated Garage, Parking Pad, RV Access/Parking, Triple Ga		
<b>Lot Size:</b>	2.53 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	34-70-6-W6
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	See video walkthrough for negotiable items/furniture		

Welcome to "Sunrise Edge" – Your Acreage Retreat Just 5 Minutes from City Limits! Discover the perfect blend of country living with city amenities with this immaculate, fully developed bungalow on 2.5 acres in CR5 zoning. Located just outside the city, this stunning property is move-in ready and packed with features and recent upgrades. Step inside to an open concept layout that's bright and airy, thanks to large windows on both levels that fill the home with natural light. The main floor offers 3 spacious bedrooms and 2 bathrooms, including a 5pc ensuite, main floor laundry, and a cozy gas fireplace in the living room. The fully developed walkout basement adds another 3 bedrooms, a full bath, wood stove, and plumbing roughed in for a wet bar or full kitchen. Enjoy the outdoors from your massive west-facing deck, perfect for the prairie sunsets, or relax on the covered patio below. The landscaped and fenced yard includes gates on both sides of the home and a sliding gate for RV parking. Recent upgrades include: 2025: New refrigerator & dishwasher; 2024: New furnace, city water; 2022: Hot water tank; 2021: Septic mound Additional features include ample storage for all your toys and tools. Negotiable items include most furniture (see virtual tour), 2 TVs, snowblower, electric snow shovel, seacan, tractor, zero-turn mower, cinderblocks, ladder, gas-powered pump, and air compressor. Possession is flexible, making it easy for you to make this serene and functional acreage your next home.