



**GRASSROOTS**  
REALTY GROUP

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**714031B 74 Road Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2239440**



**\$728,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.39 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	28-71-7-W6
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)		

**Inclusions:** Wall A/C Unit, Hot Tub, Garden Boxes, Window Coverings, Tv Mounts

You will not find many acreages like this one for sale! Just 15 minutes West from Grande Prairie, with pavement right to your driveway! This 3.39 acre CR-5 Zoned private treed acreage will be sure to check all the boxes. From the 30x40 heated shop with 10ft door plus mezzanine and small bathroom with shower, to the updated 1521sq-ft bungalow home boasting 5 bedrooms and 3 full bathrooms with main floor laundry, plus attached heated garage with not one but TWO decks, one which is covered and complimented by a hot tub. Let's make our way inside your new home that welcomes with a good sized living room with large vaulted ceilings and wood burning fireplace. Dining is perfectly placed allowing a table of any shape or size for all occasions. The kitchen has adequate counter + cabinet space, updated kitchen sink taps, updated counter tops and cabinet hardware, and a must have pantry. Off the kitchen is an entrance or potential future mudroom from your attached heated garage, and main floor laundry room. Remainder of the main floor consists of three bedrooms, including the master bedroom with wall unit a/c, walk-through closets and a full en-suite, and another full bathroom. There is luxury commercial grade luxury vinyl plank flooring that is continuous throughout the whole house The basement is fully developed with in floor heating, that welcomes you into a massive family room, two bedrooms, full bathroom, a utility room and a cold storage room . Now your beautiful yard also known as your private oasis , is treed with ample space for activities and a garden area with garden boxes, apple trees, a cherry tree, a plum tree, chokecherry trees and saskatoon bushes surrounding the yard. This acreage is a true must see, and will be sure to check all your boxes, book your viewing today. ( shingles on house done in 2019 and shop 2020 ,

fridge/stove/dishwasher 2021)