



GRASSROOTS
REALTY GROUP

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#1 711068 Range Road 93
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2240616



\$815,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	2,093 sq.ft.	Age:	2010 (15 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Gravel Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	4.89 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Tile, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	9-71-9-W6
Exterior:	Stone, Vinyl Siding	Zoning:	CR-5
Foundation:	ICF Block	Utilities:	-

Features: Bar, Breakfast Bar, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Sink in Laundry, Bar Fridge in Basement, Floating Shelves, Play Structure, Firepit

Come check out this dream home quality acreage, zoned CR-5! This spacious bi-level sits on nearly 5 acres and offers stylish country living just a short commute from Wembley/Beaverlodge. The home features a large tiled entry with a nearby half bath, bright living room with 10' ceilings, oversized windows, tray ceiling, and a beautiful archway leading to the dining area and kitchen. The upgraded kitchen includes ceiling-height cabinetry with crown molding, quartz counters, tiled backsplash, stainless steel appliances (gas stove & built-in microwave drawer), a large island with breakfast bar, and a walk-up pantry. The generous dining room is perfect for entertaining! The primary bedroom offers a walk-in closet with built-ins and a 4-pc ensuite with jetted tub and updated vanity. Two more bedrooms and a 3-pc bath with double vanity complete the main level. The fully developed basement offers a large family room with tall ceilings, a wet bar with quartz counters, three additional bedrooms, a full bath, laundry with sink, storage room, and ample storage throughout. This home is loaded with luxury features such as the central vac with toe-kick, luxury vinyl plank in basement with in-floor heat, a reverse osmosis system, and an ICF foundation. Enjoy the views from the west-facing covered deck, accessible from both the dining room and primary bedroom. The 42x28' heated garage fits a long box truck and plenty of other oversized toys! The landscaped yard includes a firepit, play structure, under-deck storage, garden shed, and a newly poured concrete path leading from the garage to the firepit area. A peaceful, well-appointed acreage with room to gro-move-in ready and full of charm. Contact your favourite realtor today to see this place for yourself!