



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2, 80045 710 Township  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2245638



**\$919,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,875 sq.ft.	Age:	2016 (9 yrs old)
Beds:	6	Baths:	3
Garage:	Garage Door Opener, Heated Garage, Triple Garage Attached		
Lot Size:	4.93 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn		
Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-70-8-W6
Exterior:	Mixed	Zoning:	CR5
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** A/C Unit , Garage Door Opener, 1xChicken Coop, 1xBarn, Firepit, Window Coverings

This Immaculate, elegant, and like new BUNGALOW acreage will be sure to wow all! Boasting a massive heated attached 32x42 garage, situated on 4.93 acres with the desired zoning of CR-5! Hosting an abundance of space with 6 BEDROOMS and 3 FULL BATHROOMS WITH MAIN FLOOR LAUNDRY! Lets head on inside your new beautiful home, that welcomes you with grande tiled entrance that flows into your living room with tall coffered ceilings. Off the living room you will find a spacious dining room, that leads you into your show home like kitchen. Kitchen hosts ample cabinet + counter space, granite counter tops, double wall ovens, and commercial sized fridge + freezer combo. Main floor laundry, around the corner from the kitchen as well as a must have boot/mudroom into your garage. The remainder of the main floor consists of the large master bedroom, walk in closet, an oasis of an en-suite with walk in shower, and soaker tub. Two more bedrooms and full bathroom. Navigating to the fully finished basement that hosts large windows allowing natural light in all day long. Basement consists of 3 more bedrooms, full bathroom with dual sinks, family room, rock climbing wall, and another entry way to your garage. Attached garage is heated with drive a through bay door, floor drains, and a finished cold room to store all your preserves and vegetables. Deck is nice, private and partially covered with natural gas plumbed in for your BBQing needs. Heading outside you will find a firepit area great for entertaining, a heated above ground hard walled 21ft pool that can stay up all year round, a red barn with power and gas lines ran to it, and a chicken coop. Garden boxes, greenhouse and garden area wonderful for all the green thumbs out there. Also do not worry you will beat the heat for the remainder of summer/fall as this home has CENTRAL AIR! New chlorination filter

set up in 2024. Note the home was custom built by original owners with added perks such as triple pane windows, home surround system throughout, and high efficiency insulation. Book your viewing today as this home will be sure to check all the acreage living boxes.