



GRASSROOTS
REALTY GROUP

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2801 111 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2248733



\$729,900

Division:	Sunrise Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,614 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Front Drive, Garage Faces Front, Gravel Driveway, Heater		
Lot Size:	2.50 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Gentle Slope		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	High Speed Internet, See Remarks
Features:	Open Floorplan, Pantry, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control, garage heater, playcenter,

Welcome to Sunrise Estates – where the charm of acreage living meets the convenience of being just minutes from the city, all on 2.5 acres! Step inside and be greeted by a bright living room, where natural light pours through the large window by day, and the glow of the fireplace creates a cozy ambiance by night. Opposite, the spacious kitchen is a chef’s delight with crisp white cabinetry, stainless steel appliances, a pantry, and views that make even washing dishes a pleasure. A sun-filled breakfast nook with picturesque views completes this inviting main space – perfect for everyday living and entertaining. The main floor features a spacious primary suite with a walk-in closet and a relaxing ensuite, complete with dual vanity, abundant storage, a walk-in shower, and a jacuzzi tub to soak away the day. Two additional bedrooms, a full bathroom, and main floor laundry add convenience and comfort for the whole family. The fully finished walk-out basement is filled with natural light, offering a large family room for movie nights, 2 additional bedrooms, and an updated bathroom – ideal for guests or a growing family. Enjoy outdoor living on the expansive deck or take advantage of the oversized heated triple garage with plenty of space for vehicles and toys. This location is a dream for outdoor enthusiasts – the Dunes Golf & Country Club, Grande Prairie Golf & Country Club, and Wapiti Nordic Ski Club are all just minutes away, while City amenities like Costco and EastLink Centre are within a 10-minute drive. Recent updates include new paint & lighting throughout, new bsmt flooring, shingles (2020), a new VFD drive pressure tank and cistern with pump, and a septic mound with a newer pump and filtration system, making this home truly move-in ready. With 2.5 acres of peaceful landscape, spacious interiors, and unbeatable

proximity to both recreation and City convenience, this property is perfect for families and outdoor lovers alike. Don't miss your chance to own this slice of paradise!