



GRASSROOTS
REALTY GROUP

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704025 Range Road 74
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2249653



\$949,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,748 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	9.56 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Secluded, Tree		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Vinyl	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	28-70-7-W6
Exterior:	Stone, Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellite
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Amazing Location! Nature Lover's Paradise! Welcome to this beautiful custom-built bungalow, perfectly situated on just under 10 acres. Tucked away on a quiet dead-end road southwest of town, this property offers the ideal balance of privacy and convenience, with all amenities less than a 20-minute drive away. Inside this must see home, you'll find a thoughtfully updated interior featuring maple cabinetry, durable vinyl plank flooring, and an abundance of storage throughout. The spacious living room, complete with a cozy wood-burning stove, creates a warm and inviting atmosphere for cooler evenings. The main floor includes a generous primary suite with ensuite, along with the convenience of main floor laundry. The fully developed basement extends your living space with two additional bedrooms, in-floor heating, a large storage room that could easily double as an office, and a full bathroom with double sinks. There is also potential to add one or two more bedrooms if desired, making this home adaptable for any family's needs. Direct access from the basement to the garage adds everyday practicality. Outside, the landscaped yard is a true highlight. A well-established garden, fencing set up for horses, a large pond, and a 32 x 60 shop provide endless opportunities for both hobby farming and recreation. With crown land and the Wapiti River nearby, you'll enjoy endless outdoor adventures including trail riding and exploring. This home and property is a nature lover's dream—peaceful, private, and perfectly located. Don't miss your chance to own this stunning custom-built bungalow in a truly exceptional setting!