



**GRASSROOTS**  
REALTY GROUP

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**29, 744033 Range Road 54**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2251727**



**\$579,900**

<b>Division:</b>	JD Willis Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,509 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Attached Carport, Gravel Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	2.92 Acres		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Secluded		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	28-74-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home		

**Inclusions:** Propane tank is rented. 3 Sheds. Other things may be negotiable.

This is a truly immaculate acreage, with pavement right to the entrance gate! As you pull in on the clean, well graveled driveway, you feel a sense of peaceful paradise! Surrounded by stunning scenery & landscaping, this amazing, well kept & much loved property is sure to impress! The yard is meticulously kept and showcases gorgeous flower beds, raspberry bushes, washed gravel walk ways and cement curbing! Beautiful Decks. A private firepit area, RV plugs and parking, a walking path around the perimeter set amongst the beautiful trees. To add to this all is an extremely well kept, clean and beautiful 1,509 square foot bi level, with a triple attached garage, and a bonus of a 576 square foot carport. 2.92 acre lot. The fully developed home includes - main floor - 3 bedrooms, kitchen and dining area, living room, 4 piece main bathroom and a 3 piece very attractive ensuite. The large, primary bedroom has new carpet and features patio doors to a back deck. The kitchen has an abundance of oak cabinets, newer stainless steel appliances and a large island. It has a nice large window over the sink to look out at the yard. There is access through patio door from the dining area to another upper deck. A ground level patio deck is between the two upper decks. The living room has a large bay window and new carpet. Downstairs has a large family room / rec room, 2 bedrooms, a 3 piece bathroom and a furnace / utility room and huge bright laundry room. The garage is nicely finished, organized and clean and it is heated with both propane and a wood stove. The current owners like to use the one end with the stove as a sitting area or man cave. The current owners have resided on this property for over 30 years and now are ready to retire and move closer to family. Close to Spruce Meadows Golf Course and the Webster Community Hall! Some of the extras or updates include:

Automatic whole acreage backup generator. Water Hydrant in back yard. 30 AMP RV Pedestal in backyard and in front yard. 50 AMP RV outlet on power pole in backyard. New septic tank in 2015 with alarm on wifi and a new pump in 2019. GP Networks Internet Equipment Tower beside house. Driveway Alarm and security cameras. New Decks 2012 New windows and patio doors 2013. New house furnace & Garage furnace in 2023. New carpet in living room and Primary Bedroom in 2025. New Hot Water Heater in 2020. AND MORE!!!! THIS IS AN ACREAGE THAT IS AN ABSOLUTE MUST TO VIEW TO APPRECIATE!!!