



GRASSROOTS
REALTY GROUP

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#90, 715010 Range Road 84
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2253686



\$709,000

Division:	Hilltop Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,236 sq.ft.	Age:	2019 (6 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Dr		
Lot Size:	2.91 Acres		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Tile, Wood

Roof: Fiberglass

Basement: Crawl Space, Partial

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters, Pantry

Water: Co-operative

Sewer: Engineered Septic

Condo Fee: -

LLD: 32-71-8-W6

Zoning: CR-3

Utilities: -

Inclusions: Fridge, Gas Range, Electric Oven, Dishwasher, Washer, Dryer, Tankless Water Heater, RO System, 2 Storage Sheds, Greenhouse, Wood Shed, Tree House

A custom-built 2,236 sq ft 6 bedroom, 3 bath home on 2.91+/- acres in Hilltop Estates, just 15 minutes West of Grande Prairie. This 2-storey home features a main floor primary bedroom, a full bath, kitchen, living room and large entry. The upper level has 5 more bedrooms, 2 bathrooms, a laundry room and a flex space. Beautiful wood plank flooring throughout the home. Energy-efficient construction with balance of new home warranty. There are covered decks front and rear, an 800 sqft attached garage with heat, floor drain and a 12 ft high door. Located in the NE corner of the subdivision, there is pavement on 2 sides of the property. The home and yard were developed, leaving mature trees providing windbreak and privacy. There is a large fenced garden area, greenhouse, storage sheds, wood shed, treehouse and fire pit. There are many fruit trees and raspberry bushes. There is lots of parking and a circular driveway. This is a great home and property with the right location. Great value for the price. Call your Realtor[®]; of choice for more information and an appointment to view.