



GRASSROOTS
REALTY GROUP

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742077 Range Road 64
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2255676



\$849,000

Division:	Webster		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,578 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Single Garage Attached		
Lot Size:	12.65 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-74-6-W6
Exterior:	Brick, Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: NA

A stunning, picturesque, 12.65 acre property, located in the Webster Community. Featuring a well maintained, 1,578 square foot, fully developed bungalow, with an attached garage, & two large shops. The home features 3 bedrooms on the main floor & 3 bathrooms. The living room has a big bay window and a fireplace. The kitchen has an abundance of Lafleur built, oak cabinets & an island. There is a spacious dining area, with patio doors accessing the deck. Main floor laundry room. The flooring is mostly vinyl plank (new 3 years ago) & carpet in the bedrooms. The primary bedroom features an ensuite and two large his & hers closets. The basement has a large open family / rec room, a bedroom, utility room and a canning room. The home was re-shingled 2 years ago. It boasts the most beautiful, park-like yard imaginable! Gorgeous, mature trees, flower beds, a huge garden, a raspberry patch, and a beautiful lawn make up this attractive landscape! Two large, cold storage shops, include one 40' x 80' metal Quonset and one 60' x 120' metal shop with an 18' high door on both ends. Perfect for someone with a trucking business or a need to store machinery. This fabulous acreage must be seen to be fully appreciated.