



**GRASSROOTS**  
REALTY GROUP

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**7938 Willow Grove Way**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2255849**



**\$1,680,000**

|                  |                                                           |               |                  |
|------------------|-----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Taylor Estates                                            |               |                  |
| <b>Type:</b>     | Residential/House                                         |               |                  |
| <b>Style:</b>    | Bungalow                                                  |               |                  |
| <b>Size:</b>     | 2,268 sq.ft.                                              | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                                                         | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Parking Pad, Quad or More Attached, RV Access/Parking     |               |                  |
| <b>Lot Size:</b> | 0.55 Acre                                                 |               |                  |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Landscaped, See Remarks |               |                  |

|                    |                                                            |                   |           |
|--------------------|------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                    | <b>Water:</b>     | Public    |
| <b>Floors:</b>     | Ceramic Tile, Vinyl                                        | <b>Sewer:</b>     | Sewer     |
| <b>Roof:</b>       | Asphalt Shingle                                            | <b>Condo Fee:</b> | -         |
| <b>Basement:</b>   | Finished, Full                                             | <b>LLD:</b>       | 8-71-5-W6 |
| <b>Exterior:</b>   | Concrete, Stone, Wood Frame                                | <b>Zoning:</b>    | RE        |
| <b>Foundation:</b> | Poured Concrete                                            | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |                   |           |

**Inclusions:** NA

Welcome to luxury living in Taylor Estates! This brand new, large 5-bedroom, 3.5-bathroom bungalow showcases exceptional craftsmanship and modern comfort throughout. The spacious open-concept layout features a stunning living room with a cozy gas fireplace, perfect for relaxing or entertaining guests. The home includes a massive 42' x 38' 4-car garage and a concrete driveway with RV parking and a built-in sani-dump, ideal for all your vehicles and outdoor toys. The finished basement provides even more living space, while central air conditioning keeps the home comfortable year-round. Outside, the landscaped yard with lawn irrigation is seeded and ready for grass to flourish come spring. With all appliances included, this move-in ready bungalow offers the perfect blend of elegance, functionality, and convenience in one of Grande Prairie's most desirable neighborhoods. 10 year New Home Warranty Included. Seller is licensed Real Estate Professional in AB \*\*Completion date Expected Early November\*\* Photos will be updated as progress happens