



GRASSROOTS
REALTY GROUP

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17 714053 Road 73 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2256529



\$689,900

Division:	Lakeview Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,276 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	3.66 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Shared Well
Floors:	Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	27-71-7-W6
Exterior:	Vinyl Siding	Zoning:	CR4
Foundation:	ICF Block	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Acreage living in Lakeview Estates! Only minutes from city limits this 3.66 acre property is zoned CR4 and offers the perfect blend of privacy and convenience at an affordable price. Featuring numerous updates including windows, roof, appliances, septic system, well — making it truly the perfect family home. Inside, you'll find 5 spacious bedrooms, three full bathrooms, plenty of natural light and many tasteful renovations throughout. The finished walk out basement is thoughtfully set up providing more than enough space for the whole family. Enjoy the extra space of a triple-car garage for vehicles, toys, and storage, plus several smaller outbuildings ideal for garden sheds or hobby use. For those who enjoy outdoor living, this property has a well maintained fire pit + garden area, loaded apple trees and saskatoon bushes as well as a large kids playground area. The stunning view is one you'll enjoy all year round! *list of all updates available upon request*