



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1712, 60017 Township Road 704A  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2258342



**\$799,900**

<b>Division:</b>	Dunes on 17		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,765 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Landscaped, On Golf Co		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	25-70-6-W6
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** NA

Beautiful, fully developed, 1,765 square foot bungalow, with a huge, finished triple car garage. It is on a picturesque lot, that backs onto the trees!! Located in the luxurious, gated community of Dunes On 17. This one owner home was built by Cardon Homes, in 1998. Featuring an underground sprinkler system for the yard & two of the three Allan Block flower beds. Mature landscaping with large spruce trees. Two maintenance free decks in the back and a patio with two gas bbq hook-ups. 3 bedrooms + an office or 4th bedroom and 3 bathrooms. Kitchen with island, pantry and an abundance of kitchen cabinets. Fireplace in living room and family room. Lots of windows. Very attractive and gorgeous walk-out basement! Home Owners Association takes care of snow removal! Enjoy the serenity and beauty of the Dunes Golf Course next door!! What A Great Life Style!!! Ask your Realtor for the full feature sheet on this wonderful home!!!