



GRASSROOTS
REALTY GROUP

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73, 715010 84 Road Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2258694



\$669,900

Division:	Hilltop Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,173 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.16 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Shared Well
Floors:	Hardwood, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	CR3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, See Remarks, Storage		

Inclusions: Shed(s), Play Structure, Window Coverings, Garage Door Opener

Stunning , Peaceful, And Pride of ownership is the definition of this acreage. Situated in the quiet County OF Grande Prairie Subdivision Hilltop Estates placed on a 3.16 Acre CR5 zoned treed and private property. Entering your new acreage home you will be absolutely blown away with the modern + farm + warm like " welcome home" feeling it boasts. With spacious living room with large windows allowing natural light in, complimented by true hard wood floors, and sleek electric fire place. Open concept between the kitchen & dining. Kitchen has updated backsplash + counter tops, adequate counter + cabinet space and kitchen island and pantry. Dining allows for table of any shape for any occasion. Remainder of the main floor is finished with master bedroom with en-suite, another bedroom, and full bathroom. Basement is fully developed with large living room , two bedrooms + den, full bathroom, and laundry + utility room. Attached oversized heated 24x30 garage is incredible for all your hobbies and storage usage. Now the yard is its on oasis with it being fully treed giving you the privacy in an acreage we all long for complimented nicely with sheds, play structure, and firepit area for entertaining. Major updates include the septic system in 2021, and hot water tank 2025. Book your viewing today it will be sure to please.