



GRASSROOTS

REALTY GROUP

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RR 64 37 704010
Grande Prairie, Alberta

MLS # L115260

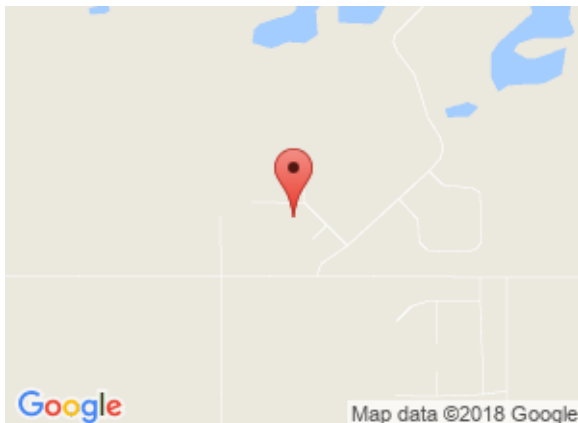
\$799,900



Division:	Mystic Ridge		
Type:	Acreage with Residence		
Style:	Modified Bi-Level		
Size:	1,834 sq.ft.	Age:	2014 (4 yrs old)
Beds:	3 up / 1 down	Baths:	3
Possession:	Negotiable		
Garage:	Attached, Heated, Triple		
Driveway:	Gravel, Paved		

Heating:	Forced Air, In-Floor	Water:	Municipal
Floors:	Carpet, Laminate, Tile	Sewer:	Septic
Roof:	-	Taxes:	\$ 4,240
Basement:	Full	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	Wooded/Treed	Maintenance Fee:	-
Features:	Deck, Ensuite, Non-Smoking Home		

Inclusions: Fridge, stove, dishwasher, washer, dryer, deep freeze, bar fridge, bar fridge in basement, hot tub, gazebo, gas fire place, shed, woodshed, cell booster



Appreciate this fully developed HOMEDGE HOME in Mystic Ridge. A Beautiful fully landscaped backyard including an enormous deck with outdoor lights in the landscaping illuminate the night scene with a fire pit area, gas fire pit on the deck, gazebo and hot tub. Also included an RV dumping station and a triple car garage with in floor heating. Inside this immaculate home will be sure to impress you with a large open concept and comes with a control four system that can be ran by a smart phone and is valued at \$20,000. The kitchen is very modern with a huge island, all stainless steel appliances, and PLENTY of cupboard space. The master bedroom is equally impressive. It is gigantic, including a walk in closet, a crystal fire place, an ensuite with a tiled walk in steam shower, and features his and her sinks. Basement is fully developed including a bar with fridge, large living area, and in floor heating. A Great Family home, DO NOT MISS OUT ! *WILLING TO TRADE HOMES*