



GRASSROOTS
REALTY GROUP

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7701 67 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2259169



\$1,165,000

Division:	Maple Ridge Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	1.14 Acres		
Lot Feat:	Back Yard, Front Yard, Many Trees, Pie Shaped Lot, Private, See Remarks, Y		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Stone, Tile	Sewer:	Public Sewer, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RURAL ESTATE
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Fridge, gas stove, dishwasher, microwave, washer, dryer, RGB lighting and remotes, outdoor kitchen and bbq, shed, garden shed & raised garden beds, garage door openers, pantry fridge.		

Welcome to this impeccably crafted custom home, nestled at the end of a private cul-de-sac on a beautifully treed 1.14-acre lot in Maple Ridge Estates. Built in 2010 with extraordinary attention to detail, this 4-bedroom, 3.5-bathroom executive home offers a perfect balance of luxury, functionality, and thoughtful design—ideal for both growing families and professionals alike. Step inside and experience a warm and refined interior featuring oak hardwood floors, travertine staircase, and custom cabinetry with soft-close drawers, under-cabinet lighting, and granite countertops. The gourmet kitchen is an entertainer's dream with a walk-through pantry, gas stove with custom steel backsplash, stainless steel appliances, and a built-in sound system wired throughout the home. The spacious master retreat is a true sanctuary, complete with a spa-inspired ensuite boasting a soaker tub (pre-wired for jetted conversion), custom tile shower, his-and-hers sinks, and limestone finishes throughout all bathrooms. 3 additional oversized bedrooms offer generous closet space, and a dedicated office on main floor with a built-in desk plus a soundproofed downstairs bedroom provide flexible options for work and relaxation. Designed with year-round comfort in mind, this home features in-floor radiant heating (4 zones), ICF construction up to the first floor, vinyl windows, and a high-efficiency Lennox furnace with UV light, all contributing to incredibly low heating costs (approx. \$250/month). The finished basement offers tile flooring, RGB lighting, ample space for theatre and games room. Rough ins for wet bar contribute to making this basement full of opportunity and personalization. Exercise room can be converted into a hobby room. Outside, the perks continue with a wrap-around deck, outdoor kitchen with gas hookup, firepit area, and professional landscaping including

Chinese Elm and blooming perennials for exceptional curb appeal. The gravel-packed turnaround driveway leads to a massive attached triple car garage featuring 10' doors, built-in cabinets, utility sink, and drains —perfect for hobbyists, or car enthusiasts! Do you have friends and family who love to visit? There is full RV hookups for septic, water, and power. Zoned to accommodate a home-based business or secondary shop (services are there) at this exceptional home. City water makes this home top of list! Call a realtor today and ask for a FULL FEATURES LIST!