



GRASSROOTS
REALTY GROUP

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6601 77 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2264387



\$1,189,900

Division:	Maple Ridge Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,991 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Heated Garage, Plug-In, See Remarks		
Lot Size:	0.82 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Crown Molding, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: 2 Sheds

Have you been waiting for a private treed property with a gorgeous bungalow home on it??? This is it! This custom built home in Maple Ridge Estates is pure comfort and has been immaculately maintained. The main floor offers a large front dining area, an amazing kitchen with central island that has a prep sink and bar seating, a pantry cabinet with pull out shelves, tons of drawers, quartz counters, built in appliances including FULL FRIDGE, FULL FREEZER, gas cooktop, wall oven and built in microwave. The living room has an electric fireplace and large sliding doors to a gorgeous 3 season sunroom!! There are 3 bedrooms on the main floor including the primary which boasts an amazing ensuite with custom shower (rainshower, body jets, hand shower), soaker tub, toilet room, double vanities with tower storage at each plus makeup vanity with lift top counter & makeup storage. There is also a fantastic walk in closet with built in jewellery cabinet, mirror, and shelving. The entry from garage is spacious and has two closets as well as the laundry area with cabinetry, sink and extra hanging and storage. The finished garage has in floor heating, toilet room, utility sink, 220V plug, two 10'x10' overhead doors, 14' ceiling height, and the 40' drive through bay has a rear 8'x10' overhead door. The basement is a dream for entertaining featuring a full wet bar with martini sink, 2 beverage fridges, extra plug ins for bar lights, tons of cabinets, a rec room with pool table, a theatre room with projector, curved screen, speakers and sub. There is also a large gym, 2 large bedrooms with walk in closets, and a full bathroom. The utility room has extra storage space too! This home also boasts a large concrete driveway and 40' RV Parking with rv plug and septic dump. The private back yard has a pathway to secluded fire pit area with 2 wood sheds. There's also storage with a light under the

sunroom. The gas cooktop is 4yrs old. The reverse osmosis system, dishwasher, washer and dryer are all new. The septic system was fully serviced in July 2025. This home has ac, central vacuum for toe kicks, in floor heating in the basement, tankless hot water unit. You will want to call this amazing property home!