



**GRASSROOTS**  
REALTY GROUP

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

**#1, 715051 85 Range Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2266027**



**\$759,900**

|                  |                                                              |               |                   |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                            |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                             |               |                   |
| <b>Size:</b>     | 2,009 sq.ft.                                                 | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 3                                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Triple Garage Attached                                       |               |                   |
| <b>Lot Size:</b> | 8.02 Acres                                                   |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, Many Trees, No Neighbours Behind, Secluded |               |                   |

|                    |                                                                                 |                   |                            |
|--------------------|---------------------------------------------------------------------------------|-------------------|----------------------------|
| <b>Heating:</b>    | Forced Air                                                                      | <b>Water:</b>     | Well                       |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                          | <b>Sewer:</b>     | Septic Field               |
| <b>Roof:</b>       | Asphalt Shingle                                                                 | <b>Condo Fee:</b> | -                          |
| <b>Basement:</b>   | Full, Partially Finished                                                        | <b>LLD:</b>       | -                          |
| <b>Exterior:</b>   | Asphalt, Stone, Vinyl Siding                                                    | <b>Zoning:</b>    | COUNTRY RESIDENTIAL (CR-5) |
| <b>Foundation:</b> | Poured Concrete                                                                 | <b>Utilities:</b> | -                          |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Stone Counters, Sump Pump(s), Tankless Hot Water |                   |                            |

**Inclusions:** N/A

Gorgeous Bungalow.....Private Acreage...Exceptional Features.....Welcome To your new home! Situated just minutes off the pavement you will notice the convenience but also the privacy of this excellent property. Boasting OVER 8 ACRES this property is set up beautifully with PRIVACY BIRMS, TONS OF GREENSPACE, & A DUGOUT WITH BEACH AREA! Step into this home and you are greeted by a STUNNING OPEN CONCEPT KITCHEN & LIVING ROOM featuring MASSIVE ENTERTAINERS ISLAND, STAINLESS STEEL APPLIANCES FEATURING GAS STOVE, PANTRY, FORMAL DINING AREA leading to COVERED DECK, and a beautiful centerpiece to the living room a FLOOR TO CEILING STONE FEATURE W/ REAL WOOD FIREPLACE. The main floor has a ton to offer including an extra DEN/OFFICE PLACE, MAIN FLOOR LAUNDRY ROOM, 2 SIZABLE BEDROOMS, a 4 PIECE MAIN BATHROOM, along with a PRIMARY BEDROOM OASIS with a GINORMOUS LIVING AREA, WALK IN CLOSET, & A 4 PIECE ENSUTE FEATURING SOAKER TUB. The basement is FRAMED & DRYWALLED ready for your future development and also offers appliance electrical and plumbing features and entrance to garage to set up for a potential future SUITE! Did I mention this home has a MASSIVE TRIPLE HEATED GARAGE w/ OVERSIZED 3RD DOOR and just outside there is a potential area for a future shop. Ready for acreage living? WELCOME HOME!