



GRASSROOTS
REALTY GROUP

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

#2 715010 Range Road 84
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2267732



\$949,000

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | Hilltop Estates | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,600 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 2.93 Acres | | |
| Lot Feat: | Few Trees | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------------------|
| Heating: | Forced Air, Natural Gas | Water: | Co-operative, Well |
| Floors: | Laminate, Linoleum, Vinyl Plank | Sewer: | Mound Septic |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding | Zoning: | CR-3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: Garage and Shop Shelving

There has never been a more move-in ready property than this! Meticulously taken care of with multiple outbuildings, low maintenance mature landscape and proficiently maintained bungalow. The star of this property is the 42 x 72 FT Goodon Shop; completely developed with in floor heat, 200 AMP service, bathroom, 16 FT & 12 FT overhead doors, 12 ft concrete apron and separate paved entrance. Included with the shop are multiple Snap-On shelving units and other negotiable tools. The entire 2.92 acres have been expertly manicured and prepared for the next owner. Including all new septic tank and mound in July 2025. Many more exterior features include a refinished 20 x 20 deck, rear garage overhead door for lawn equipment, 12 x 18 garden shed with built in shelving, 12 x 20 work shed with built in shelving, firewood shelter, fire pit, extra topsoil & sand, mature evergreens and rock gardens, 3 entrances and large gravel and paved parking pads. The Home on this acreage has it all as well, the owners have improved and maintained every square foot. The home is 1600 sqft with a partially finished basement boasting a total of nearly 3000 sqft of comfortable living! The home has seen improvements of shingles (6 years old), Carport & sunroom/front porch (7 years), vinyl plank flooring (5 years), New garage overhead doors and man doors, upgraded kitchen island bar, paint and kitchen upgrades, new tub/shower in the main bathroom, and new HWT. The home features multiple flexible living spaces, 5 bedrooms and 2 full bathrooms plus a 3rd half bathroom with undeveloped shower to complete in the basement. There is a large laundry room and cold storage room for all your canning and preserves. This home is in the friendly neighborhood of Hilltop Estates with paved roads and mail within walking distance. The value here speaks for itself, call a

REALTOR today for a viewing!