



GRASSROOTS
REALTY GROUP

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105, 715010 Range Road 84 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2268460



\$750,000

Division:	Hilltop Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,245 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.92 Acres		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Many Trees, Private		

Heating:	Central, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-71-8-W6
Exterior:	Concrete	Zoning:	CR-3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas, Sewer Connected,
Features:	Granite Counters		

Inclusions: N/A

Looking for your own piece of paradise? This beautiful acreage could be the answer to your dreams! Located just 20 km (13 mins) from Grande Prairie with an easy drive on mostly double highway, this fantastic 1,244 sq.ft. 5-bedroom, 2.5-bath bungalow sits on 3 acres surrounded by mature trees in Hilltop Estates. The fully treed lot offers privacy and tranquility, complete with trails throughout the wooded area for you to explore. Enjoy outdoor living with a large back deck, dog run, chicken coop/raised garden area, outdoor firepit, two sheds, and a children's playhouse — plus a double car garage. This property perfectly blends country charm, peaceful living, and modern convenience — the ideal place to call home.