



**GRASSROOTS**  
REALTY GROUP

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12005 54 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2274152



**\$829,900**

Division:	Flyingshot Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,995 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, See Remarks		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

\*High Mark Homes Job 400\* The Myron II, a modern and meticulously designed 3 bedroom, 2.5 bathroom modified bi-level home spanning 1995 square feet in Flyingshot Lake Estates (county taxes!). This stunning property features high-end finishes and a thoughtful floor plan that is sure to impress. The main floor boasts a primary suite and convenient laundry facilities, and an oversized hidden pantry. The kitchen and bathrooms are adorned with luxurious quartz countertops, adding a touch of elegance to the space. The home features impressive 9-14ft ceilings throughout with a vaulted ceiling (including timber beams) in the kitchen and dining room. This home includes oversize main floor windows along with a covered deck with stairs. Backyard backs onto paved walking trails with a park close nearby. This is a larger lot with 10' setbacks from the property line to home. The Myron II is thoughtfully designed to offer the option of a mother-in-law suite (including second entrance from garage), providing flexibility and versatility for multi-generational living arrangements. Basement can also be finished as a normal basement. This home also has a triple size garage measuring 36'x28'8" (along with RV parking beside the garage). \*Seller is a licensed Realtor in the province of Alberta