



GRASSROOTS
REALTY GROUP

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67, 50001 713 Township
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2284031



\$720,000

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,424 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.10 Acres		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	13-71-5-W6
Exterior:	See Remarks	Zoning:	CR2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: AS IS WHERE IS

****ONE OF A KIND PROPERTY**** Over 2,000 sq. ft. bungalow is nestled on a beautifully treed 4-acre lot backing onto green space and Bear Creek/Crown Land, with miles of ATV and walking trails right in your own backyard. The home offers 3 bedrooms and 2.5 bathrooms, including a large ensuite with a tiled walk-in shower, soaker tub, and dual sinks, plus two generous living rooms featuring wood-stove inserts for cozy winter days. A large upgraded kitchen and dining area provide the perfect space for entertaining, while recent updates include brand-new shingles and two new furnaces, along with a newer hot-water-on-demand system. Basement is undeveloped. The garage is huge with a radiant gas heater and man door. The property is fully fenced, garden plots with fruit trees, outbuildings and more. Zoned CR-2 (allows for some horses and other animal units) On a water well, grandfathered in septic system and ample power locations ran throughout the property and a concrete pad ready for a detached garage or shop for future developments! If you are looking for ultimate privacy, space, unending adventures this could be the one!