



6-714042 Range Road 72
Grande Prairie, Alberta

MLS # L117417



\$879,900

Division:	Richmond Hill Estates		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	2,000 sq.ft.	Age:	2013 (5 yrs old)
Beds:	3 up / 2 down	Baths:	3
Possession:	Negotiable		
Garage:	Attached, Detached, Double, Heated, Parking Space(s), Triple		
Driveway:	Gravel		

Heating:	Forced Air, Natural Gas, High Efficiency, In-Floor	Water:	Drilled
Floors:	Vinyl Plank, Hardwood, Tile	Sewer:	-
Roof:	-	Taxes:	\$ 4,833
Basement:	Full/w Walkout	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	-	Maintenance Fee:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Central Vac Incl All Attachments, Reverse Osmosis Up+Down.



Custom built bungalow on 5.04 acres with panoramic views of the peace country & city skyline. Located in Richmond Hill Estates Subdivision, this 2000 sq ft turn key ready fully developed home offers a walk-out basement, 30x34 attached garage w in-floor heat & detached 28x36 garage. Main floor offers a wide open living space w vaulted ceiling, hand-scraped hardwood, custom kitchen cabinetry incl granite tops, bar seating, spacious living room/dining space, den, 2 spare bedrooms, full bathroom and laundry. Master suite hosts walk-in closet and once piece tub/shower unit along with large vanity. Lower level is open for all activities with a generous rec room incl wet bar, theater room, 2 bedrooms, full bath, storage galore and in-floor heat. Massive rear deck with gas-lines to both upper and lower levels offering a million dollar view, partially covered and zero maintenance in the front and rear decking. All that's left to do is watch the grass grow! A must see, come check it out!