



**63062 711A Township  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2288161**



**\$1,199,900**

<b>Division:</b>	Flyingshot Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,129 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	7.62 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, Garden, Ger		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Mixed, See Remarks	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, hot-tub, Gym Smith machine, GDO, garage heater, watering bowl,

Nestled just three minutes from Grande Prairie City limits, this stunning bungalow offers a rare lakeside lifestyle on beautiful Flyingshot Lake. With over 2,100 sq ft of thoughtfully renovated living space and expansive water frontage, this property is the perfect blend of luxury, comfort, and outdoor adventure. Whether it's outdoor activities, having your horses nearby or simply enjoying peaceful lakeside walks, this property is designed for year-round enjoyment. Inside, the home showcases a seamless fusion of modern elegance and rustic charm. The open-concept main floor features a gorgeous living room with windows overlooking the lake views, custom cabinetry, a spacious kitchen with walk-in butler's pantry, main floor laundry and striking brick wood-burning fireplaces that creates a warm, inviting atmosphere. The conveniently located primary bedroom has private patio door access and an ensuite that is a true retreat, complete with double sinks, a custom walk-in shower, and a luxurious soaker tub. The fully developed walkout basement expands your living space with a large walk-out family room, custom home gym, and a spacious cold room. With two great sized additional bedrooms and another full bath, there's plenty of room for family and guests. The exterior is just as impressive, with cedar siding, exposed aggregate, and a large front deck perfect for entertaining or relaxing while taking in the lake views. Recent upgrades include new shingles, all new windows and an updated septic system. A detached workshop + barn & shed provide exceptional storage and functionality, while fiber optic internet ensures you stay connected without compromise. This is more than a home—it's a lifestyle where comfort meets nature.