



**1705, 60017 704A Township  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2290293**



**\$869,900**

<b>Division:</b>	Dunes on 17		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,862 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.48 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** Drinking Water

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Private Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 25-70-6-W5

**Exterior:** Stucco

**Zoning:** RC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** N/A

Imagine a life where the golf course is your backyard neighbor and the city is just minutes away in this stunning, freshly updated raised bungalow within the gated Dunes on 17 community. Built for those who love the outdoors without sacrificing luxury, this executive home features a chef's kitchen with a Reverse Osmosis water system, dual pantries, and premium appliances purchased in late 2024. High-end comfort is found throughout with a central vacuum system and cozy in-floor heating integrated into the kitchen, the primary ensuite, and the entire lower level. The primary suite serves as a true sanctuary with one of the home's three gas fireplaces and direct access to a deck already equipped with a natural gas line for effortless entertaining. The basement offers a four-piece bathroom with a jetted tub, a dedicated home gym, and two large bedrooms, while a brand-new, fully-paid solar system installed in 2024 ensures long-term efficiency. The exterior is equally impressive, boasting a full irrigation system, an invisible dog fence, an insulated shed, and a triple heated garage. Every detail, from the exposed aggregate driveway to the serene, tree-lined backyard with a private firepit, exudes quality—just read about this lifestyle, experience it in person before it's gone!