



**36, 1049 Alberta Avenue
DeBolt, Alberta**

MLS # A2291990



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,306 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.73 Acres		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-72-1-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Tankless Hot Water, Vaulted Ceiling(s)		
Inclusions:	Stair Lift + Wheelchair lift in Garage		

Space, comfort, and thoughtful design come together beautifully in this exceptional acreage property in Creeks Crossing, DeBolt. Set on 1.73 acres and located just 35 minutes from Grande Prairie city limits and 30 minutes from Valleyview, this custom bungalow offers an impressive 4,600 square feet of total living space, including a fully finished basement, making it an ideal home for those seeking both room to grow and the peace of country living. Crafted with care and long-term comfort in mind, this home was designed with accessibility throughout. Extra-wide doorways, low thresholds, accessible bathrooms, a stair lift, and a wheelchair lift in the garage ensure ease of movement, while main floor laundry adds everyday convenience. The home shows beautifully and feels like new, with quality finishes and meticulous attention to detail evident in every space. The main level features three exceptionally large bedrooms, including a stunning primary suite approaching 300 square feet, along with 2.5 bathrooms. The ensuite offers a relaxing walk-in jet tub, while the main bath features a spacious five-foot shower. The heart of the home is the expansive living area where warm hardwood flooring, a cozy gas fireplace, and soaring 14-foot vaulted ceilings create an inviting atmosphere. The kitchen is equally impressive with abundant workspace, a walk-in pantry, and even a dumbwaiter for added convenience. Just beyond, the elegant formal dining room is accessed through beautiful wood French doors and surrounded by wrap-around windows that frame peaceful views of your acreage. The welcoming front entry opens to a covered front deck, perfect for enjoying quiet mornings, while a second covered deck off the kitchen overlooks the backyard and provides an ideal space for outdoor gatherings. Practical features continue outside with an oversized heated double garage

equipped with a radiant heater. One bay stretches over 40 feet long, offering incredible flexibility for additional vehicles, recreational toys, or a hobby workshop. A detached single-bay garage and chain-link fenced area provide extra storage and secure space when needed. The fully finished basement expands the home even further with two enormous bedrooms, a spacious full bathroom, a large recreation area, and two additional finished flex rooms perfect for offices, craft or quilting spaces, a home gym, or even an arcade room. Modern comforts like tankless hot water and central air conditioning complete the package, ensuring efficiency and comfort year-round. With its exceptional size, thoughtful accessibility, and peaceful acreage setting, this home is perfectly suited for families at any stage of life and offers the flexibility for comfortable multi-generational living.