



6, 714066 Range Road 74  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2292246



**\$991,800**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modified Bi-Level		
<b>Size:</b>	2,048 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	6.01 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-71-7-W6
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Thinking of moving to the country but not sure where to start? Concerned about construction timelines or the process of building from scratch? This opportunity could be exactly what you've been waiting for. Located just 10 minutes west of Grande Prairie in the new Grandview Heights subdivision, with pavement right to the driveway, this home is currently under construction and anticipated to be ready for possession at the end of May. Situated on a private 6.01-acre parcel, it offers the space and privacy of country living while remaining close to city amenities. This modified bi-level home features a large triple attached garage and a thoughtfully designed layout. A spacious front entrance welcomes you into the home, leading into the main living area where you'll find a vaulted ceiling living room with a cozy gas fireplace and plenty of natural light. The spacious kitchen provides ample cabinetry and counter space, making it perfect for both everyday living and entertaining. The primary bedroom is located on the main level and features a walk-in closet and a 5-piece ensuite complete with a soaker tub and separate shower. A convenient powder room is also located on the main floor for guests. The upper level includes two additional bedrooms, a full bathroom, a laundry area, and a versatile bonus room, providing flexible space for a family room, office, or play area. The walkout basement is roughed in for future development and designed for two bedrooms, a full bathroom, and a large recreation room, offering plenty of space to grow. Outside, the 6.01-acre parcel offers a great mix of open space and tree cover, creating privacy and room to enjoy the outdoors. For more information or to view, contact your favorite Real Estate Professional today.