



**10, 710050 70 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2293300**



**\$875,000**

<b>Division:</b>	Foxstone Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,841 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.55 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, No Neighbours Behind		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Mound Septic

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** CR2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks

**Inclusions:** garage heater, AC unit

Beautiful, extremely well-maintained home in Foxstone Meadows (just minutes to GP). Situated on 3.55 acres, this spacious property features a walkout basement and an attached heated triple car garage. The main floor offers a welcoming entry and an open-concept living, kitchen, and dining area. The kitchen is highlighted by granite countertops, tile flooring, tile backsplash, a corner pantry, and a built-in microwave. The living room features hardwood flooring and a stunning rock fireplace. The dining area provides access to the large wrap-around deck with composite decking and aluminum railing—perfect for enjoying the peaceful surroundings. The main level includes three bedrooms. The primary bedroom boasts a gorgeous ensuite with dual sinks, a soaker tub, separate tiled shower, and a walk-in closet. The lower level offers a very comfortable family room with a gas stove and garden doors leading to the backyard. You’ll also find two spacious bedrooms, with a third room currently set up as a gym, along with a dedicated laundry room. If you are looking for a beautiful home which offers plenty of space for your family both inside and out, this is the perfect property.