



**64046 B Township Road 720  
Grande Prairie, Alberta**

**MLS # A2295130**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,769 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Parking Pad		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Many Trees, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Mound Septic, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	5-72-6-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RCRSA
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Hot Tub, Floating Shelves, Pantry Cabinets, Washer & Dryer in Garage, Garden Boxes, Fire Pit Cone, Built-in Workbenches in Shop,

Just minutes west of Bear Creek Golf Course and only five minutes from Costco, this stunning 4 acre property offers the perfect blend of convenience, privacy, and lifestyle. For those needing a serious workspace, the 42x48 shop features 16-foot walls, a 14' O/H door, 2 pc bath, wash sink, full tin interior, in-floor heat, 220-volt power, and sumps. Walls of workbenches are included, making it a highly functional and ready-to-use space. This impressive 2-storey residence spans 2,769 sq. ft. with a grand entry that welcomes you. Nearby den is versatile and can easily function as a home office or a 4th bedroom. A convenient 2-piece bath is also located just off the entry. A thoughtfully designed open floor plan flows seamlessly throughout. The spacious kitchen is both functional and elegant, offering rich dark solid wood soft-close cabinetry with a fully tiled backsplash, high-end appliances, reverse osmosis at sink + fridge and a large breakfast bar with seating for four. A practical walk-through pantry connects directly from the garage to the kitchen. The dining area fits a large table and flows into the living room, where several windows provide plenty of natural light & views of some of the best sunsets. Step out to the wraparound deck with a gas line for BBQ and a hot tub, perfect for relaxing or hosting. The main floor also offers a stunning primary bedroom, where a coffered ceiling adds a refined touch of elegance and the generous layout easily accommodates a king-sized bed. The space is complemented by a large walk-in closet and a beautifully appointed 5-piece ensuite featuring a jetted tub, separate shower, and dual vanities. Laundry is conveniently located nearby for added ease. Upstairs, a versatile bonus room provides excellent additional living space, along with a 4-piece bathroom, and two generously sized bedrooms, one with a large walk-in closet. An ideal space for family or

guests seeking their own private area. The basement remains unfinished, offering a blank canvas for future development and includes a cold room. The heated 28x26 attached garage is finished and equipped with a floor drain, along with the added bonus of a washer and dryer suited for outdoor and work gear. Outside, the property continues to impress, surrounded by hundreds of mature trees along the perimeter. The setting is peaceful and beautifully established, creating a true acreage retreat with exceptional curb appeal. Outbuildings include a shed, greenhouse, hen house with run, and a shelter with two sea cans. Serviced by a healthy water well, tank & mound septic, along with RCRSA zoning, allows a small-scale home business. Book your viewing now!