



17 714053 Range Road 73  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2297560



**\$689,900**

<b>Division:</b>	Lakeview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	3.66 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lake, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-71-7-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

Acreage living in Lakeview Estates! Only minutes from city limits this 3.66 acre property is zoned CR4 and offers the perfect blend of country living and convenience at an affordable price. Featuring numerous updates including windows, roof, appliances, septic system, well &mdash; making it truly the perfect family home. Inside, you'll find 5 spacious bedrooms, three full bathrooms, plenty of natural light and many tasteful renovations throughout. The finished walk out basement is thoughtfully set up providing more than enough space for the whole family. Enjoy the extra space of a triple-car garage for vehicles, toys, and storage, plus several smaller outbuildings ideal for garden sheds or hobby use. For those who enjoy outdoor living, this property has a well maintained fire pit + garden area, loaded apple trees and saskatoon bushes as well as a large kids playground area. Heated triple garage measures 28x36. The stunning view is one you'll enjoy all year round! \*list of all updates available upon request\*