



**46, 711007 63 Range
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2301083



\$849,900

Division:	Dunkley Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,290 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Heated Garage, Oversiz		
Lot Size:	3.00 Acres		
Lot Feat:	Cul-De-Sac, Garden, Landscaped, Many Trees, Pasture		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	CR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Storage		

Inclusions: Garage Fridge, blinds, shed x3, horse shelter x2, tie rack, hay feeder, fire pit, water filtration system, shop workbench x2, shop mezzanine, garage shelving & cabinets

Welcome to this stunning 3-acre property in sought-after Dunkley Meadows, perfectly set up for horse lovers and anyone craving peaceful country living just minutes from the city. Located only 2 minutes from Grande Prairie with pavement the entire drive, this private acreage is tucked at the end of a dead-end road and surrounded by mature trees, creating a beautiful sense of privacy and seclusion. The property is exceptionally well equipped with a 70x150 outdoor riding area, 2 horse shelters, tie rack, hay feeder, fenced pasture, 3 large sheds, and a detached 32x36 heated shop. There is also a large fire pit area, generous garden plot, and both front and rear decks so you can enjoy the sun all day long. The attached 30x32 heated garage with 13' ceilings offers incredible function and storage. Inside, the bright and sunny home is fully developed and offers 5 bedrooms plus an office. The main floor features a spacious living room, a beautifully functional kitchen with tons of cabinet storage and access to the rear deck with gorgeous country views, a main bathroom, one bedroom, an office, and a generous primary suite with double closets and a 4-piece ensuite featuring dual sinks, and nice glass and tile shower. The fully developed basement adds 3 more bedrooms, another bathroom, a large family room, and a laundry room with sink. Zoned CR-2 and meticulously maintained, this property has seen many updates over the years and clearly shows pride of ownership throughout. A rare opportunity to own a beautifully cared-for acreage in an unbeatable location.