



GRASSROOTS

REALTY GROUP

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**720078 Range Road 63
Grande Prairie, Alberta**

MLS # GP202586

\$1,200,000



Division:	Bear Creek Highlands		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	3,200 sq.ft.	Age:	1985 (35 yrs old)
Beds:	4	Baths:	4
Possession:	Immediate		
Garage:	Attached		
Driveway:	Gravel		

Heating:	In-Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Other	Taxes:	\$ 6,447
Basement:	Partial	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	-		

Inclusions: Furniture negotiable. Shop Hotsy system and air compressor.

Rare find & spectacular acreage. 9.98 acres with beautiful ranch style home and 2 large shops. Recently annexed as part of the City, on 116 Street bordering Bear Creek. Attractive landscape is fenced & cross fenced & has a powered gate & well lit yard. Cedar shakes, large deck, patio area. The approx 3200 sq ft house has a triple car garage with in-floor heat. The home has 3 living room areas, a gorgeous sun room, kitchen with coreon counter tops, bright breakfast nook, dining room, 4 bedrooms (two with walk-in closets & en suites), 4 bathrooms total, and an office. 3 furnaces & 3 air conditioners. The main shop is 40' x 95' with a 16' x 14' OHD and one smaller OHD. Concrete floor & finished. 3000 PSI Hotsy & Air compressor. 12' x 40' mezzanine with office & bathroom. Other shop is 40' x 80' with a 16' x 14' OHD & is cold storage. Well and field pump-out for house. Shop sewer to holding tank.