



GRASSROOTS
REALTY GROUP

1-833-GPROOTS (477-6687)
aloha@grassrootsrealty.ca

27 714042 Range Road 72
Grande Prairie, County of, Alberta

MLS # GP204214



\$1,199,900

Division:	Richmond Hill Estates		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	3,831 sq.ft.	Age:	2015 (4 yrs old)
Beds:	3 up / 4 down	Baths:	4 full / 1 half
Possession:	Negotiable		
Garage:	Attached, Heated		
Driveway:	-		

Heating:	In-Floor	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Taxes:	\$ 9,315
Basement:	Full/w Walkout	Condo Fee:	-
Exterior:	-	Lot Fee:	-
Land:	Landscaped, Treed	Maintenance Fee:	-
Features:	Ceiling-Above 8 ft, Ceiling-Vaulted, Countertop(s)-Granite, Deck, Ensuite, Fireplace - Gas, Jet Tub, Patio, Sunroom/Solarium, Wet Bar		

Inclusions: Fridge, stove, dishwasher, oven, microwave, basement appliances - fridge, induction stove, dishwasher, greenhouse, garage door openers and controls.

REDUCED - Amazing value - at least \$500,000 below replacement cost!! Sprawling 3831 sq ft bungalow with fully developed walk out basement (over 7000 sq ft total) and 40'x60' shop on beautiful 5.53 acres in Richmond Hill Estates just minutes from the city. Impressive entry with 12' ceiling, curved staircase & fireplace feature. Main floor offers gorgeous kitchen, dining & living space, 3 season sunroom, second 'cooking kitchen' with sink & rough ins for extra kitchen appliances, gym area & r/i bath at garage entry, 2 bedrooms with large walk in closets. Luxurious master suite with door to deck, ensuite with air jet tub, custom shower, huge walk in closet. Basement features full kitchen, dining, pantry, 4 bedrooms with walk in closets (2 with ensuites), 3rd bath, theatre room. Hardie board/stucco/stone exterior, triple pane windows, in floor heat, solid core doors, coffered ceilings, hand-trowel plaster feature walls, curved staircase, granite counters. Will consider trade or rent to own