



**GRASSROOTS**

REALTY GROUP

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

18 64009 Township Road 704  
Grande Prairie, County of, Alberta

MLS # GP205369



**\$925,000**

<b>Division:</b>	The Ranch		
<b>Type:</b>	Acreage with Residence		
<b>Style:</b>	Bungalow		
<b>Size:</b>	-	<b>Age:</b>	2012 (7 yrs old)
<b>Beds:</b>	3 up / 2 down	<b>Baths:</b>	3
<b>Possession:</b>	Immediate		
<b>Garage:</b>	Yes		
<b>Driveway:</b>	-		

<b>Heating:</b>	Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 5,220
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Stone, Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped, Treed	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Ceiling-Vaulted, Countertop(s)-Granite, Countertop(s)-Quartz, Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, 16x10 Shed.

Perfect privacy! Minutes from city limits! Truly the ultimate location with 2 paved routes right to The Ranch subdivision. Flawless fully developed custom built bungalow nestled on 3.07 acres. Gorgeous professionally finished yard surrounded by trees with green grass galore, b/i irrigation, stone fire pit area, covered deck w speakers, concrete parking pad, plus additional concrete RV pad. Main floor showcases a wide open space w vaulted ceiling, hand-scraped hardwood throughout, floor to ceiling rock fireplace and chefs kitchen w island, pantry, stone accent rangehood and quartz/granite tops. Massive master hosts a spacious w/i closet and ensuite w custom glass shower, soaker tub and dbl sink quartz vanity. Both spare beds on main feature wainscoting. Downstairs is a dream w rec room incl stone fireplace entertainment center, wet bar, playroom, 2 generous spare bedrooms and bathroom w dbl sink. 1300 sq ft heated garage w 3-10x12 high OH doors! Impeccably designed 3700 sqft of home!