



GRASSROOTS

REALTY GROUP

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8201 Tamarack Trail
Grande Prairie, County of, Alberta

MLS # GP208801



\$1,650,000

Division:	Taylor Estates		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	2,183 sq.ft.	Age:	2011 (8 yrs old)
Beds:	2 up / 2 down	Baths:	3
Possession:	Negotiable		
Garage:	Attached, Heated, Triple		
Driveway:	Paved		

Heating:	Forced Air, In-Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Municipal,Septic System
Roof:	Asphalt Shingle	Taxes:	\$ 8,646
Basement:	Full	Condo Fee:	-
Exterior:	Brick	Lot Fee:	-
Land:	-	Maintenance Fee:	-

Features: Central Air Conditioning, Central Vacuum, Countertop(s)-Quartz, Deck, Ensuite, Fireplace - Gas, Fireplace - Woodburning, Jet Tub, Laundry-Main Floor, Security System, Sump

Inclusions: -

Immaculate custom bungalow with matching 34'x36' shop situated on a pristine 1.03 acre treed lot in Taylor Estates. The stunning front entry leads to the open family room with 14' coffered ceiling & wood burning fireplace, spacious dining area & an impressive kitchen with high end appliances & quartz countertops. The main floor also includes a large den, full bathroom, main floor laundry & 2 great bedrooms including the master with ensuite & walk in closet. The enviable basement is complete with 2 more bedrooms, bathroom, family room with gas fireplace & a large theatre/rec room. The shop is just as remarkable as the home & has in-floor heat, 14'x10' and 14'x14' overhead doors, mezzanine, 220 plugs & covered rear pad. The meticulously cared for yard has been beautifully landscaped with flower beds, mature spruce trees, irrigation & South facing deck. Other notable features include 10'x10' foundation walls, water softener, hardwood floors, air conditioning, RV dump and so much more.