



GRASSROOTS
REALTY GROUP

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714028 Range Road 65
Grande Prairie, Alberta

MLS # GP210561



\$774,900

Division:	Airport G.P.		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	1,840 sq.ft.	Age:	1997 (23 yrs old)
Beds:	2 up / 4 down	Baths:	2 full / 1 half
Possession:	Negotiable		
Garage:	Detached, Double		
Driveway:	Paved		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl

Land: Landscaped, Treed

Features: Central Vacuum

Water: -

Sewer: Septic Tank

Taxes: \$ 4,468

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Reverse Osmosis System, All Blinds & Window Coverings, GDO & 2 Remotes, Central Vac & Attachments, 3 Sheds

DREAM ACREAGE 1 MINUTE WEST OF AIRPORT WITH SO MANY POSSIBILITIES!!! This absolutely mint bungalow has been love and cared for through out! Kitchen is bright and warm with large island, and great counter-pace for entertaining and cooking. Upstairs features updated flooring and an inviting open plan with main floor laundry, bright windows and wood burning fireplace. Master is large with bright windows, walk in closet and en-suite with soaker tub and shower. The ICF basement is warm and cozy with in floor heat & includes a family room, 4 bedrooms, an office, a full bathroom, and mechanical room. Attached and Heated. 25x59' Garage. Love wood working or thinking of starting a home business? A 24x32 shop on the property with heat & power, 220 plugs and more to cater to your business needs. Property Features large maintenance free deck, fire pit, dug out and hundreds of trees. The very short drive to take a tour and walk the property is the only way to fully enjoy this special property.