



**GRASSROOTS**  
REALTY GROUP

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712080 Range Road 103  
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP215459



**\$2,375,000**

<b>Division:</b>	County of Grande Prairie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,592 sq.ft.	<b>Age:</b>	2008 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Driveway, Attached, Attached Garage, Driveway, Garage, Triple Garage		
<b>Lot Size:</b>	18.88 Acres		
<b>Lot Feat:</b>	Cleared, Landscaped, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Sauna		

**Inclusions:** -

Elegant Custom Built home on 18+ acres, 5 miles SW of Beaverlodge. Stunning rocky mtn view to the south and Saskatoon Mtn to the north. Over 9,000 sq ft of living space. 3 car attached garage. Detached 6400 sq ft three bay shop. Paved yard and driveway. Main floor features hardwood and travertine tile throughout. 10ft ceilings. Panoramic, triple pane, wood frame window. Kitchen and sunroom boast cherry wood cabinetry, black granite countertops and high-end appliances, walk-in pantry, rear entry includes half bath, mud room and laundry room. Huge master bedroom, with his/her walk-in California closet. Ensuite has his/her vanity, soaker tub and walk-in shower. Fully developed basement, 2 bedrooms, walk-in closet, full bath, nanny suite, walk-in closet, laundry room, full bath and family room with gas fireplace. Shop has 1-20x16 door and 2-20x12 doors, radiant heat, water treatment, 3 pce bathroom, metal interior, rock and stucco exterior.