



GRASSROOTS
REALTY GROUP

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61, 704010 range road 64 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2029686



\$949,900

Division:	Mystic Ridge		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,421 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.47 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	29-70-6-W6
Exterior:	Other	Zoning:	cr2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Tankless Hot Water		

Inclusions: \$5000 appliance allowance

WILLING TO TRADE FOR YOUR HOUSE IN Grande Prairie! This home offers IMMEDIATE POSSESSION and a \$5000 appliance package!! The Taylor XL is offered by Little Rock Builders and is located in Mystic Ridge on 2.47 treed acres. Beautiful open plan, large windows, powder room and large entry. The chef's kitchen provides you with a unique layout complimented with ample counter space, lots of natural light, countless drawers and a walk-through pantry area from the boot-room to the pantry/kitchen area. The dining room and living room are also a great size offering style and function. Upstairs you have 3 bedrooms, a laundry room, 2 bathrooms and a bonus room. The master is nicely set up with an ensuite and walk-in closet. The basement will have a family room, 1 bedroom with potential for a 2nd bedroom, and full bathroom. This home is perfect for a growing family. Don't miss out and book your showing today!! 72 hour time clause until May 6.