



6106 Alder Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2098977



\$734,900

Division:	Maple Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,601 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Garage Door Opener, Garage Faces Front		
Lot Size:	0.72 Acre		
Lot Feat:	No Neighbours Behind, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: GARAGE DOOR OPENERS, PLANTERS AND GARDEN BEDS, PET FENCE COLLAR

Maple Ridge Luxury 4 bed 3 bath home on a .7 acre treed lot with a huge 40' x26' triple heated garage. This well cared for one owner home has had a recent living area update with fresh paint, wainscoting and new laminate flooring in the dining room and living room. The main floor features vaulted ceilings and an wide open layout throughout the kitchen, living room and dining room. The gorgeous kitchen has Quartz counters, a large island, stainless appliances and a pantry with solid shelves. The main floor is finished off with 2 roomy bedrooms and a full 4 piece bathroom. Upstairs is the roomy master bedroom, measuring 16'8" x 12'8" easily fits a king-sized bed and is completed by a walk-in closet and a large 5-piece ensuite bathroom. The relaxing ensuite has dual sinks, a 5' shower, a jet tub, and a separate room for the commode. The walk-in closet features custom organizers and drawers. The basement of the home is fully developed with a large recroom, spacious bedroom, full 4 piece bathroom and a laundry room. The back yard of the home has a wide belt of trees creating a very private back yard making the deck and fire pit area a private oasis. The triple attached 40' wide and 26' deep garage is heated, has floor drains, is fully painted and finished, has myQ garage door openers, has three 8' high 10' wide doors and one bay is 28' long. There is a paved RV pad beside the garage and the driveway is huge providing ample parking. There is extra trailer parking across the back of the lot as well. Maple Ridge Estates gives you the convenience of being only minutes from Grande Prairie yet provides county taxes in a private treed estate subdivision. The owners also have installed a buried wire pet fence which has worked great for keeping their dog in the yard. Click on the multimedia or 3D icon to view the virtual tour.