



**13, 74025 TWP 704 NE**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2101469**



**\$939,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,991 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	5.58 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees, Private, Secluded, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	20-70-7-W6
<b>Exterior:</b>	Asphalt, Brick	<b>Zoning:</b>	CR2
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to your dream home! Experience the ultimate in luxury living at this breathtaking acreage located at 74025 TWP 704, just a short 18-minute drive from Grande Prairie and 15 minutes from Wembley. This custom-built gem, crafted by the renowned Highmark Home, is a mere 4.5 years old and boasts an impressive 1,991.46 SQ Ft. floor plan complete with 5 bedrooms and 3 bathrooms. Situated on an expansive 5.58 acres of professionally landscaped land, this property offers awe-inspiring views that will leave you speechless. Every element of this home exudes excellence, from the top-notch appliances to the exquisite engineered hardwood floors and luxurious window coverings. Step inside and be greeted by not one, but two stunning gas fireplaces, adding a touch of unrivaled elegance. With the convenience of hot water on demand, comfort and functionality are taken to a whole new level in this remarkable abode. The captivating open concept kitchen seamlessly blends with the stunning fully treed yard, creating a true haven that must be seen to be believed. Meticulously maintained by the owners, this property has undergone regular servicing for the furnace and septic system, guaranteeing long-lasting performance and reliability. As you step outside, prepare to be amazed by the enchanting crown land that surrounds the backyard. Escape into the beauty of nature from the expansive covered back deck, constructed with durable composite boards. An inviting gas BBQ hookup awaits, perfect for endless outdoor entertaining. In addition to its exceptional features, this home comes with an impressive '16 x '10 shed in impeccable condition, providing ample storage space for all your needs. With city water and a 350-gallon cistern as a backup water source, convenience and self-sufficiency are at the forefront of this property. The privacy and

stunning natural scenery of this property are truly unparalleled, making it a paradise for outdoor enthusiasts. Explore nearby walking trails or take a leisurely stroll to the river, located just 1km away. On warm summer days, enjoy the coolness of air-conditioning throughout the home, ensuring ultimate comfort year-round. To further enhance the allure of this remarkable property, a triple car garage, RV parking with septic access, and a 220 AMP hookup are also included. Immerse yourself in a harmonious ambiance created by built-in indoor and outdoor speakers that will captivate your senses. Don't miss the incredible opportunity to call this magnificent property your own. Embrace the lifestyle you've always dreamed of and schedule a viewing today!