



**30, 711058 64 Range Road  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2102446**



**\$1,080,000**

<b>Division:</b>	Heritage Pointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,313 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	3.14 Acres		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)		
<b>Inclusions:</b>	N/A		

IDEAL LOCATION in Heritage Pointe! This property features a 4 year old fully finished home and is located with pavement to your driveway only a couple min from city limits. The house has a main level with a kitchen, living and dining area featuring large windows, 10' ceilings, hardwood floors, fireplace feature and a large entry. Down a short hallway you will find a pantry, powder room, laundry room, boot-room and an office. Plus the main level has a master bedroom with a nice en-suite and walk-in closet with built in shelving. Upstairs you will find 3 nice sized bedrooms with a full bathroom. The basement has an open space with 3 big windows, a cold storage, storage closet, full bathroom, bedroom and a TV/theatre area. The heated garage is finished with paint and has a toilet and shower. The house has many extras including Central AC, in floor heating, in floor heating in the bathrooms, triple pane windows, all interior floors and walls are insulated, semi solid doors and much more. The backyard is finished with a lot of concrete and is set up to host and be barefoot all summer long! There is a large maintenance free deck which wraps around the pool and hot tub area. The pool setup has a natural gas heater, filtration system, circulation pump and no expense was spared. Plus there is tall tinted glass railing for safety and to protect you from the west wind GP is known to have. There are a few finishing touches needed but the property is landscaped and ready to enjoy. This property is zoned CR2 allowing up to 3 horses. Owner is a licensed realtor in the province of Alberta.