



**GRASSROOTS**  
REALTY GROUP

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**10-63012 TOWNSHIP ROAD 711A**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2115593**



**\$888,800**

<b>Division:</b>	Flyingshot Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,586 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Garage Door Opener, Gravel Driveway, Heated Garage, C		
<b>Lot Size:</b>	4.29 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Many Trees, Unde		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	See Remarks, Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C
<b>Features:</b>	Bar, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** All Existing Blinds and Window Coverings, Fridge in Garage, 2 pumps and fountain for water feature & green houses, Planters in the Green Houses, Planters and Potting Table in Sun Room, Gas Shocks (auto openers) for the windows in the Green Houses, Furnaces in the Green Houses, Work Bench in Wood Shop on Wheels

Welcome to your oasis on the edge of the city limits! This fully developed bungalow offers the perfect blend of rural tranquility and urban convenience, situated just a stone's throw away from the heart of the city. Nestled on secluded grounds, this property boasts a picturesque setting with a charming rustic barn. A serene pond with a delightful fountain water feature serves as the centerpiece of the outdoor space, creating a peaceful ambiance that's perfect for relaxation and reflection. For the green thumbs and gardening enthusiasts, this property comes equipped with not one, but two greenhouses, providing ample space for cultivating your favorite plants and flowers. With the addition of an irrigation system, you'll have the freedom to plant and nurture thousands of plants or flowers, transforming your backyard into a vibrant botanical haven. The bungalow itself offers spacious living quarters, featuring a large double attached garage for convenient parking and storage. Additionally, an attached large shop and wood shop provide the ideal workspace for DIY projects or pursuing your hobbies. Also, worth noting in 2019 the shingles and eavestrough were all replaced with top of the line products including gutter guards. With land zoned CR5, the possibilities are endless. Whether you dream of starting your own business or simply desire the flexibility to operate one from the comfort of your residence, this property offers the rare opportunity to blend work and leisure seamlessly. Don't miss out on the chance to own this remarkable property where rural charm meets urban convenience. Come experience the beauty and potential of this unique bungalow on the edge of the city limits &ndash; your private retreat awaits!