



GRASSROOTS
REALTY GROUP

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Rural Grande Prairie No. 1, County of, Alberta

MLS # A2116871



\$667,900

Division:	Arthur Lane		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,320 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.00 Acres		
Lot Feat:	Treed		

Heating:	Boiler, Forced Air	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	CR 2
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings

Escape to your own piece of paradise with this charming acreage just a short 5-minute drive east of GP. Nestled among the trees, this tranquil haven offers great privacy and the perfect blend of natural beauty and modern convenience. For outdoor lovers, this location is a dream come true. Explore quad and hiking trails nearby, immersing yourself in the beauty of nature. The home boasts a fantastic floor plan that maximizes space and functionality, offering the perfect setting for comfortable living. The heart of the home has generously sized kitchen with solid birch cabinets & soft close doors, perfect for culinary creations and family gatherings. There is beautiful hardwood flooring and lovely tile on the main floor and nice open living space. The main floor laundry is a dream complete with sink and great cabinets and countertop, plus extra storage area. All bathrooms have amazing tile work done in the shower and are very spacious. There is also a lower level cold room, perfect for even more storage and those gems from your garden you need to preserve! There is central vac as well as lovely in-floor heat in the basement, garage and the entry! The Garage / work shop features tall 11 foot ceilings with 10 foot over head doors, lots of storage and work space, plus a handy half bath for washing up. As well as OSB walls, 220V electric and floor drain. This home has been custom built with efficiency in mind, including features such as triple glazed windows, the hallways, doors and stairs are wider than code, and the siding is fireproof cement board. The furnace is a high velocity heating system. If you're seeking serenity, space, and the opportunity to embrace an outdoor lifestyle, this property is your answer. Don't miss your chance to make it your own.

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