



GRASSROOTS
REALTY GROUP

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64024 Township Road 703A
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2118023



\$945,000

Division:	Dunes West		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,579 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Gated, Heated Garage		
Lot Size:	12.94 Acres		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Many T		

Heating:	Geothermal, Wood Stove	Water:	See Remarks, Well
Floors:	Hardwood, Tile, Wood	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR-5
Foundation:	Perimeter Wall	Utilities:	-

Features: Beamed Ceilings, Chandelier, French Door, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)

Inclusions: AS IS WHERE IS AT TIME OF POSSESSION

If you are looking to escaped the busy city, then check out this beautiful 12.94 acreage. Located In Dunes West, this 3 bedroom, 2.5 bathroom home features beamed ceilings, an abundance of natural light, a spacious kitchen with elegant white cabinets, stainless steal appliances, eat bar at the island, a cozy wood stove providing a relaxing atmosphere. The master bedroom is like a private retreat offering a walk in closet and spa like ensuite complete with a soaking tub. The living space continues to the 4 bay heated shop which provides at 1812 sq ft loft with a kitchenette , bathroom, and large bedroom. There is even a wood heated guest cabin on the property. Zoned CR-5 and fully landscaped and fenced property. This home has lots of offer new owners - book your showing today.