



GRASSROOTS
REALTY GROUP

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29, 51034 Township Road 712
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2120378

\$775,900



Division:	Arthur Lane		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,472 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Asphalt, Electric Gate, Garage Door Opener, Heated Garage		
Lot Size:	3.00 Acres		
Lot Feat:	Landscaped, Level, Many Trees, Other, Paved, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	14-71-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island		

Inclusions: na

Prepare to be swept off your feet by this slice of paradise tucked away but close to town! This delightful 1472 sq. ft. home has three bedrooms on the main floor and a beautifully appointed mother-in-law suite downstairs. All of this is nestled within 3 acres of tranquil seclusion. But wait, there's more! Not only do you get a roomy triple heated garage (36 x 28 x 41), but there's also a 26 x 28 workshop, a fully paved driveway, and ample parking. Step into the sun-drenched sunroom or let off steam in the hot tub spa at the end of a long day. The master suite? Pure bliss! With a walk-in closet and a fully renovated ensuite featuring an oversized shower. This fantastic home has been upgraded with new triple pane windows, vinyl, siding and roofing, and a fully renovated kitchen teeming with cabinets and dazzling granite countertops. Fresh flooring and other enhancements are the cherry on top. Downstairs, discover a spacious suite with a 3-piece bathroom and kitchenette, a laundry area, and a generous family room. The property is a securely gated, fenced haven, complete with a corral and a dugout. Craving a rural escape where you can have a horse or quad right out your back door. This stunning home is the answer to your dreams!