



**GRASSROOTS**  
REALTY GROUP

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60 704010 RR 64  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2125025



**\$1,000,000**

Division:	Mystic Ridge		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,690 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	3.56 Acres		
Lot Feat:	Few Trees, Front Yard		

Heating:	High Efficiency, Natural Gas	Water:	Cistern, Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Post & Beam, Vinyl Siding	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Little Rock Builders presents their 1.5 storey plan in Mystic Ridge! This character home will be located on a treed lot in Mystic Ridge about 8 min SW of Grande Prairie. The main level features numerous character defining features including tall ceilings, fireplace, a nice railing bonus room feature, a boot-room, powder room, pantry and much more. You will appreciate the size of the kitchen complimented by a nice dining and living area along with the many windows. Upstairs you will find an office/library, bonus room, laundry room, 2 bedrooms, a full 4 piece bathroom and the primary bedroom with 2 walk in-closets along with a beautiful en-suite. The basement is unfinished but offers great potential for future development. The garage has 2 doors for your vehicles plus a back bay great for your sports car or tractor or toys. This homes possession day will vary based on when we get an offer. ALL PHOTOS ARE SAMPLE PHOTOS