



720047 Range Road 63
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2126411



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,137 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Gravel Driveway, Heated Garage		
Lot Size:	4.50 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Gazebo, Front Yard, Lawn, Garden, No		

Heating:	Hot Water	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	3-72-6-W6
Exterior:	Brick, Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Discover the possibilities, invest in 4.5 acres of opportunity!!! This location is perfect for the business owner who wants exposure to a high traffic road all while having the privacy surrounded by trees and bear creek on 2 sides. Zoned CR-5, allowing business owners to operate effortlessly. Escape the hustle and bustle of city life and embrace the serenity of country living, all while being conveniently located close to Bear Creek Golf Course. Whether you seek a peaceful retreat or a place to pursue your passions, this remarkable property offers the ultimate canvas for creating the life you've always envisioned. This 4 Bedroom, 3.5 Bath home with main floor primary retreat featuring a walk-in closet and 3 pce ensuite. Main floor laundry makes keeping up with daily tasks easier. Kitchen with plenty of counter space for prepping meals, dining nook and formal dining for hosting large family gatherings. Beautifully landscaped with raised garden beds, flower beds and trees. A large deck to sit on in the morning and watch the wildlife. There is a 2 Storey outbuilding that would be great for a workshop, playhouse, storage or maybe a guest house! Double attached 24' x 24' heated garage, room to build your dream shop. Seize the opportunity to make this secluded paradise your own and embark on a journey of privacy, comfort, and endless possibilities. Schedule your private tour today and unlock the door to your dream acreage.