



**11028 30 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2126543**



**\$899,900**

<b>Division:</b>	Sunrise Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,285 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.77 Acres		
<b>Lot Feat:</b>	Lawn, Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	COUNTRY RESIDENTIAL (CR-5)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, Jetted Tub, Kitchen Island, Quartz Counters, Sump Pump(s)		

**Inclusions:** N/A

Welcome to LUXURY ACREAGE LIVING! Located a short drive southwest of Grande Prairie you are sure to be impressed by this gorgeous home on 2.77 acres! As you drive up to the property you are instantly greeted by the elegance of this home featuring STUCCO & BRICK exterior features and a GRAND STONE STAIRCASE leading up to the front door. Start your tour inside and you will instantly recognize the exceptional size, functionality, and features of this luxurious home starting with the STUNNING HARDWOOD FLOORS, the large entry way leading to the BRIGHT OFFICE/DEN/READING ROOM & the welcoming and OPEN CONCEPT living room & kitchen offering FIREPLACE FEATURE WALL, MASSIVE ISLAND WITH BREAKFAST BAR, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, FORMAL DINING SPACE, and access to the patio with COMPOSITE DECK & an outdoor STONE BBQ entertaining area fit for a summer occasion. Time to visit the primary bedroom which is a private sanctuary with a LARGE BEDROOM SPACE with access to the rear deck, TWIN SINKS with QUARTZ COUNTERS, JACUZZI TUB, OVERSIZED TILE SHOWER, AND GRAND WALK IN CLOSET WITH EXCELLENT STORAGE SPACE. Completing the main floor are two spacious bedrooms which feature a SHARED JACK/JILL 4 piece bathroom with TWIN SINKS & QUARTZ COUNTERS, A 2 piece bathroom for convenience, and MAIN FLOOR LAUNDRY which leads to the OVERSIZED TRIPLE GARAGE W/ IN FLOOR HEAT. Were just getting started....make your way to the basement and at first look you will notice the THEATRE ROOM amazing for enjoying your favourite blockbuster or sporting event. Continue on and you will notice there are not only one but two OFFICE/FLEX ROOMS which offer versatility for any homeowner needs.

It's not over yet...look at the two considerably sized bedrooms and the 4 piece bathroom for utility and convenience. Lastly completing this incredible basement space is a MASSIVE STORAGE ROOM, and the centerpiece of it all A BASEMENT BAR & POOL ROOM feature capable of competing with any of our fine Grande Prairie establishments for atmosphere and luxury.....BAR SEATING, CUSTOM WOOD WALL & CEILING ACCENTS, STONE FIREPLACE FEATURE & POOL TABLE AREA for those fun nights entertaining family & friends. Did I mention IN FLOOR HEAT IN THE BASEMENT & GARAGE, A/C, CITY WATER, BUILT IN SPEAKER SYSTEM & CR-5 ZONING.....WELCOME HOME!