



6, 705033 RR 65
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2127415



\$699,900

Division:	Park Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,980 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	2.67 Acres		
Lot Feat:	Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	CR-2
Foundation:	ICF Block	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave Range Hood, Washer, Dryer

Welcome to your dream retreat just outside Grande Prairie! Nestled in Park Meadows subdivision, this sprawling acreage offers the perfect blend of modern luxury and natural beauty. Situated on an edge lot, this nearly 2000 sq ft bungalow with walkout basement on an ICF foundation and a backyard that overlooks nature's tranquility, thanks to its lush backdrop of towering trees. Step inside and prepare to be captivated by the elegant craftsmanship and thoughtful design. The entrance welcomes you with exquisite built-ins, vaulted ceilings, and an abundance of south-facing windows, bathing the interior in warm, natural light. The heart of the home is a seamless fusion of style and functionality. The open-concept living, dining, and kitchen areas are an entertainer's delight, featuring a cozy three-sided fireplace and ample space for hosting gatherings of any size. The expansive dining room easily accommodates large family dinners, while the chef-inspired kitchen is equipped with an abundance of cabinets, generous counter space, a sizable walk-in pantry, and a built-in buffet area perfect for a central computer station or media center. Retreat to the luxurious master suite, where relaxation awaits. Pamper yourself in the 4 piece ensuite, complete with a soothing corner bath, while the expansive walk-in closet offer ample storage, and a door from the master bedroom leads to the back deck, providing a private oasis to unwind and enjoy the serene surroundings. With three additional bedrooms and full bathroom at that same end of the home offers convenience for large family and guests. A convenient bathroom/laundry room and a spacious back entry/mud room area complete with a closet are located just off the oversized 3-car garage that offers 1500 sq feet of storage space for all your vehicles and toys. Ready to unleash your creativity? The unfinished basement

presents a blank canvas, allowing you to customize and create the ultimate retreat tailored to your lifestyle. Escape the hustle and bustle of city life without sacrificing convenience. If you've been searching for an affordable acreage that offers the perfect blend of comfort, style, and tranquility, look no further than this exceptional home. Your peaceful oasis awaits!