



72, 714053 RR 73
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2129172



\$624,900

Division:	Lakeview Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,214 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	4.00 Acres		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	LLD:	27-71-7-W6
Exterior:	Concrete, Vinyl Siding	Zoning:	CR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2nd Fridge, 2nd Washer, 2nd Dryer, Window coverings

Welcome to your 4-acre haven, just a quick 7-minute drive (all pavement) west of Grande Prairie, nestled in the peaceful Lakeview Estates neighborhood. This meticulously cared-for 28-year-old bi-level home offers 4 bedrooms and 2 bathrooms, ensuring plenty of space and storage for comfortable living. Step inside on the main floor to discover a spacious master bedroom, complete with a large bathroom featuring a jetted tub, along with an additional bedroom, a well-appointed kitchen, dining area, and a large, bright living room. Don't forget to take in the expansive deck, perfect for enjoying the tranquil surroundings. Downstairs, you'll find two more bedrooms, a convenient laundry area, a handy kitchenette, another bathroom, and a living room warmed by a gas fireplace, ideal for cozy family gatherings. The fully finished and heated garage adds convenience to this exceptional property. Plus, enjoy the convenience of furiously fast fiber internet available at this location, ensuring you can stay connected while still relishing the peaceful atmosphere after a long day. Don't let this opportunity slip away to make this remarkable acreage your own sweet home! Schedule a viewing today and experience the bliss of country living at its finest.