



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

**MLS # A2129172**



**\$624,900**

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

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