



30, 705033 Road 65 Range  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2130883



**\$1,195,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Park Meadows  |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                    |               |                   |
| <b>Size:</b>     | 1,800 sq.ft.  | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Quad or More Detached, Triple Garage Attached       |               |                   |
| <b>Lot Size:</b> | 6.85 Acres  |               |                   |
| <b>Lot Feat:</b> | No Neighbours Behind, Landscaped, Many Trees, Treed |               |                   |

|                    |                                   |                   |              |
|--------------------|-----------------------------------|-------------------|--------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Carpet, Hardwood, Tile            | <b>Sewer:</b>     | Mound Septic |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | CR-2         |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -            |

**Features:** Ceiling Fan(s), Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Built-In Microwave

Discover an exclusive private estate nestled within Park Meadows, offering a serene escape on nearly 7 acres, merely minutes away from the heart of town. This estate is graced with city water services and is a testament to privacy and luxury, featuring an electric gated entrance and a meticulously crafted bungalow by Urban Escapes. The residence boasts a walkout basement that opens to a spacious patio designed for lavish gatherings, complemented by 5 expansive bedrooms. The primary suite is a masterpiece of comfort, including a large ensuite bathroom with a soaker tub, an immense glass shower, and a walk-in wardrobe. The heart of the home is a stunning kitchen/living great room, highlighted by custom hickory cabinets from LaFleur Custom Cabinetry, premium granite countertops, and an array of custom finishes. This space is perfect for entertaining, with an eat-up bar, dining area, and a covered BBQ deck, all set against the backdrop of elegant hardwood floors. Comfort is ensured year-round with features including both wood and gas fireplaces, air conditioning, and in-floor heating. The property's exterior showcases professional landscaping with Unistone pathways, hand-set rock works, a stone patio, aggregate walkways, and a meticulously maintained garden, lawn, and trees. Adding to the allure a magnificent 41 x 29 triple garage, 54 x 48 shop with an 11' overhang lean-to off the back, an RV pad, and no rear neighbors, ensuring ultimate privacy. Surrounded by a friendly community and endless recreational opportunities right at your doorstep, this rare find is a unique opportunity to own a piece of paradise.