



2, 721022 Range 54 Road  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2132433



**\$819,900**

<b>Division:</b>	Goldenrod Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,378 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.85 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-72-5-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Kitchen Island, Pantry		

**Inclusions:** Shed

---This is the one you have been waiting for---Upgraded + Modern acreage living only minutes from the City. Nestled on 2.85 fully landscaped acres in Goldenrod estates offering the perfect combination of functionality & style. Your dream home offers over 4700sq.ft. Of fully development space with 5 bedrooms + 3.5 bathrooms and so much more. Let's talk about all of the features of this home: modern kitchen with hard surface counters & upgraded appliances, massive living room with floor to ceiling gas fireplace and contemporary built-ins plus 10ft. + Ceilings, spacious dining area with access to fully screened in deck, main floor office, main floor laundry with plenty of cabinetry for storage options, huge pantry, perfectly outfitted mudroom with custom mill work built-ins, a primary suite with a closet that will leave you in awe, 5pc. Ensuite with jet tub plus access to private deck area. Main floor full bathroom with dual sinks, updated mill work & lighting fixtures throughout. The basement of a bungalow home always showcases its true size and potential and creates a truly family atmosphere. Two additional bedrooms one with direct access to the bathroom, massive family room area with shiplap feature wall, exercise or flex space, hockey room (a must for those Canadian families), additional den or guest suite, huge storage areas and much more. Home offers a new furnace, air conditioning, hot water on demand, in-floor heating system in the basement & garage will always provide peace of mind that the big ticket items are ready for years to come. The oversized garage is fully finished & heated outside offers stamped concrete driveway & RV parking pad, oversized shed, strong producing well, well maintained septic system and the room to roam and enjoy all the outdoor activities that come along with the acreage lifestyle. The property is located in close proximity to the new

Harry Balfour School and school bus pick-up is right at your driveway. A combination of all this in one place is a rare find and not something you will want to miss out on. The pictures showcase this amazing property but it's even better when you see it in person. Replacement value on this type of property is well in excess of \$1M. Do not delay, call a Realtor and book your private tour today!!!