



**113, 704041 RANGE ROAD 72**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2135474**



**\$685,000**

<b>Division:</b>	Riverview Pine Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Triple Garage Detached		
<b>Lot Size:</b>	2.31 Acres		
<b>Lot Feat:</b>	Cleared, Corner Lot, Creek/River/Stream/Pond, Lawn, Gentle Sloping, Many		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Other
<b>Floors:</b>	Cork, Hardwood, Vinyl Plank	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	Perimeter Wall, Combination	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Natural Woodwork, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Counters		
<b>Inclusions:</b>	Natural Gas BBQ		

PEACE & QUIET just minutes from the City. **\*\*BONUS\*\* CITY WATER, NO GRAVEL ROADS, OUTDOOR POOL, ZERO TURN LAWN MOWER & QUICK POSSESSION!** Beautifully situated above a quiet creek on almost 2.5 acres, this 5 bedroom home features a seasonal outdoor pool, toboggan hill, tranquil views, cozy wood stove & chef's kitchen. With over 3200 sq ft of living space, it's the best of both worlds &ndash; lots of space for everyone in your family to have their privacy & a massive living room and dining area for family movie night & holiday dinners. The gorgeous kitchen features beautiful butcher block countertops, newer appliances & corner pantry. Off the kitchen is a flex room for crafts, homeschooling, baking or breakfast nook. You are sure to love the beautiful textures this unique home offers with warm wood accents, cedar feature wall, wooden beams, diamond willow posts & stunning stairs. The Primary bedroom is massive with a quiet sitting area/sanctuary for slipping away from the hustle of the house. There are 2 more bedrooms on the upper level with one cleverly being used as a dressing room. In the walk out basement, there are 2 more good sized bedrooms & a lounge with a cozy woodstove. The huge south facing deck overlooks the front greenspace, pool & creek. The oversized (56X26) heated, 3 car garage will keep you & your vehicles warm this winter and has extra room for storage & tinkering on hobbies. With so many recent upgrades including flooring, appliances, furnace, most windows & exterior doors plus a metal roof, this lovely acreage will serve your family for years to come. It's even on city water so there's no messing with a well. With the furniture being negotiable, quick possession & the Seller including a zero turn lawn mower, it couldn't be easier for your family to move right in and call

this beautiful acreage &ldquo;Home&rdquo;. Call your Realtor view today!