



10801 30 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2136208



\$724,900

Division:	Sunrise Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,532 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	4
Garage:	Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage		
Lot Size:	3.46 Acres		
Lot Feat:	Front Yard, Lawn, No Neighbours Behind, Landscaped, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Shared Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Suite, Walk-Out To Grade	LLD:	34-70-6-W6
Exterior:	Mixed, Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Jetted Tub, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator (x2), Stove (x2), Dishwasher (x2), Washer (x2), Dryer (x2), Microwave (x2), All window coverings, blinds and rods, bar fridge and 1 deepfreeze in garage, A/C unit, garage OH door controllers (x2) desks/storage cabinets in shop alone east wall

HUGE PRICE REDUCTION, NOW PRICED AT \$724,900.00. You won't want to miss your opportunity to purchase an acreage in Sunrise Estates, just minutes from the City. This CARDON BUILT BUNGALOW on a WALK-OUT BASEMENT with a MOTHER INLAW SUITE and THREE CAR GARAGE, PLUS 30X40' SHOP; is ready for its new owner. The home offers 1532 sq ft of living on the main level, where you will find a large open foyer, leading to the living room with its gas fireplace and one of the three bedrooms, which is currently used as an office. From there, there is a large kitchen and dining area with access to both the front covered veranda and the rear balcony. Cooking for a group will be a breeze with the many cabinets and countertops, the pantry, and the island. Down the hallway there is another bedroom, plus the master that has a large walk-in closet and ensuite with jacuzzi plus there's a laundry room with sink and access to the heated three car garage. Access to the walkout basement is from the foyer. The basement was developed into a mother-in-law two-bedroom suite with a large kitchen and living room area that opens up to its own walk out patio. This main living area of the suite has additional in-floor heating. Besides the two spacious bedrooms, you will also find two bathrooms plus your own laundry room. Getting to and from the suite is easy with entrances to the main level, garage, walkout patio plus a second outside entrance. If you don't have a need for the suite, it's as easy as opening a door and this space can be used in conjunction with the main level giving the owner a five-bedroom, four-bathroom home! There is a finished and heated 30x40' shop with OH door and mezzanine. Completing this 3.46-acre acreage is a nicely landscaped yard complete with flowerbeds, ample lawn area, a concrete slab

near the shop for parking your RV, a dog run plus its mostly fenced with maintenance free chain link fencing. CR5 zoned acreages this close to the City are hard to find at this price, call your favorite Realtor © to view this property before someone else does.