



GRASSROOTS
REALTY GROUP

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724008 Range Road 41
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2137126



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,224 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Quad or More Detached		
Lot Size:	55.92 Acres		
Lot Feat:	No Neighbours Behind, Many Trees, Private		

Heating: Forced Air

Floors: Laminate

Roof: Metal

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: Well

Sewer: Septic System

Condo Fee: -

LLD: 26-72-4-W6

Zoning: AG

Utilities: -

Inclusions: 20 x 10 Shed, swingset, firepit, wood holder

Charming 3-Bedroom, 3-Bathroom A-FRAME on 55 Secluded Acres with a Heated 40x60 Shop Near Kleskun Hill Natural Area. Welcome to your dream retreat! Nestled on a sprawling 55-acre private, treed lot, this enchanting 3-bedroom, 3-bathroom cottage-style home is a haven of tranquility and seclusion. This custom home offers modern amenities while embracing the serene beauty of nature. Located right beside the stunning Kleskun Hill Natural Area, you'll find yourself surrounded by breathtaking landscapes and abundant wildlife. Main Level: Open, Airy, and Inviting. Step inside to discover an open-concept main level that boasts cathedral ceilings, creating a sense of grandeur and space. The living area is bathed in natural light, offering picturesque views of the surrounding forest. Enjoy the peace and serenity of your covered deck, perfect for sipping morning coffee or hosting evening gatherings. The main level also features two spacious bedrooms and a full bathroom, making it ideal for family living or accommodating guests. Upstairs: A Luxurious Master Suite and Versatile Loft Ascend to the loft-style bonus area, where you'll find a versatile space perfect for a home office, reading nook, or creative studio. The highlight of the upper level is the expansive master bedroom, a true sanctuary. This master suite includes two generous walk-in closets and a lavish 4-piece bathroom, ensuring privacy and convenience. The basement is finished and offers a large rec room, perfect for entertaining, fitness, or a cozy family movie night. A full bathroom is also located on this level, allowing you to add your personal touch. Adjacent to the home, the impressive 40x60 detached garage is a standout feature. Insulated with spray foam and equipped with an infrared tube heater, this garage is designed for year-round use. It includes 220v power and double doors, providing security and ample

space for vehicles, tools, or recreational equipment. The 55-acre property offers endless possibilities for outdoor activities. Explore the natural beauty of your land, take leisurely walks through the woods, or simply enjoy the peace and solitude of your private oasis. The proximity to Kleskun Hill Natural Area adds an extra layer of adventure, with trails and natural wonders just moments away.