



7619 61 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2138693



**\$849,900**

<b>Division:</b>	Maple Ridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,811 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	5.37 Acres		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air, Natural Gas

**Water:** Drinking Water

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** 8-71-5-W6

**Exterior:** See Remarks

**Zoning:** RE

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

NOW OFFERING 20K IMPROVEMENT ALLOWANCE! Jaeger Homes Breakwater 2 modified bi-level plan sitting on a lot with tons of opportunity. Need a detached shop, RV pad, finished basement, or all 3? All of these items can be accommodated with this build \*\*reach out for pricing or ask your agent. 1811 square foot of above-grade developed space, featuring 3 bedrooms and 2 bathrooms. Enjoy open concept with a dressed-up Lafleur kitchen and coffee bar nook. Elegant features such as quartz countertops, soft-close, and a large island are sure to impress. Dining and living room with feature wall flow nicely with kitchen. Large windows will ensure lot's of natural light with the south-facing backyard. Main-floor laundry for added convenience and comfort. Large master bedroom above garage with a stunning 5-piece ensuite + walk-in closet. This is one of the very few south-facing lots available in Maple Ridge and a brand new price tag coming in at under \$900,000 is difficult to find. Reach out for more information today.