



10, 721022 Range Road 54
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2140416



\$939,900

Division:	Goldenrod Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,630 sq.ft.	Age:	2018 (6 yrs old)
Beds:	5	Baths:	5
Garage:	Gravel Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	2.80 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Tile, Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-72-5-W6
Exterior:	Stone, Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: n/a

FIND THE SPACE YOU ARE LOOKING FOR ON CITY LIMITS JUST OFF PAVEMENT - VIEW OF THE CITY FROM YOUR UPPER LEVEL BEDROOMS IN THIS CUSTOM TWO STOREY BOASTING WELL OVER 2500 SQFT! HOME IS VERY THOUGHTFULLY LAYED OUT WITH A SPACIOUS MAIN FLOOR PLAN HOST TO MAIN FLOOR OFFICE, MAIN FLOOR LAUNDRY, FORMAL LIVING RM WITH STONE FIREPLACE FEATURE AND GREAT ROOM OFF THE CUSTOM KITCHEN WHICH IS LIGHT AND AIRY WITH AMPLE CABINETS.... UPPER LEVEL CONTINUES TO BE AWESOME WITH EXECUTIVE MASTER SUITE WITH NO CARPET, UPGRADED 5 PIECE ENSUITE WITH DBL SINK, GLASS SHOWER, HTD TILE AND WALK IN CLOSET! 2 MORE LARGE BEDROOMS WITH W/I CLOSETS AND 3PC TILE ENSUITES. HUGE LINEN CLOSET W/ LAUNDRY SHOOT! BASEMENT IS FULLY COMPLETE WITH ACCESS TO GARAGE, R/I FOR LAUNDRY, THEATRE ROOM/GYM AREA, CUSTOM WET BAR, GRANITE AND SINK, ADDITIONAL 4TH BEDROOM AND BATHROOM. GARAGE IS HUGE AND HEATED. HOME IS INTEGRATED WITH SPEAKERS, HIGH EFFICIENT FURNACE AND WATER HEATER, CITY WATER, COUNTY TAXES , HARDY BOARD EXTERIOR, FIREPIT AREA, LARGE SUN DECK OFF THE BACK WITH GLASS RAILS, 1 SIDE IS FENCED AND TOO MANY FEATURES TO LIST! GREAT OPPORTUNITY WELL BELOW REPLACEMENT COST AND CLOSE TO DOWNTOWN!