



**704018 Range Road 65**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2140952**



**\$3,895,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,447 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Oversized, Quad or More Detached		
<b>Lot Size:</b>	148.00 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, Landscaped, Many Trees, Native Plant		

<b>Heating:</b>	High Efficiency, In Floor, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Concrete, Tile, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	30-70-6-W6
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, Pantry		
<b>Inclusions:</b>	Full list of inclusion available upon request		

~~~MOTIVATED SELLER BRING OFFERS!~~~ Initial subdivision discussions with the County have been very positive, offering considerable potential to recoup investment. A Biophysical assessment has been completed and a number of concept plans have been designed. This would all be available to committed buyer. ~~~Seller would seriously consider buying back 1 or 2 lots to get sales started!~~~ 148 acres minutes from town, 2 custom Blackrock homes & an 80 x 50 Enframe shop-imagine the possibilities! Private luxury surrounded by dense forest. The first home is a 3238sqft, 4 bedroom, 2.5 bathroom bungalow. Open concept with a stunning kitchen featuring quartz countertops, high-end appliances (Wolf 5 burner gas stove) & walk-in butlers pantry. The great room has sweeping vaulted ceilings with an impressive fireplace feature. The dining leads to a covered & screened porch with 2 Calcana heaters. Down the hall there's a cozy second family/tv room with a fireplace & a dreamy laundry room! The master suite has a dressing room (perfect for a baby room), walk-in closet & ensuite (steam shower) leading to an outdoor premium hottub. The second home is 3447sqft two-storey; 4 Bedrooms, 2.5 bathrooms. Impressively designed featuring large south exposed windows flooding the home with natural light. The kitchen features an urban cultivator & out front there's a charming fenced vegetable garden. Upstairs is set up with a second living room, 3 bedrooms & bathroom. The views from up here are incredible! Recently paved parking! Both homes have A/C, 4 stage septic system & city water. The shop is

80x50 with 3 drive- through 12'-16' overhead doors a full bathroom, bar & 220v. Extensive trails through the forest, skating pond & front security gate. This property is incredibly rare!