



GRASSROOTS
REALTY GROUP

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13, 710081 Range Road 55
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2141363



\$749,000

Division:	Pine Valley Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,785 sq.ft.	Age:	1980 (44 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Pasture, T		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum, Tile	Sewer:	Mound Septic
Roof:	Cedar Shake	Condo Fee:	-
Basement:	None	LLD:	5-71-5-W6
Exterior:	Concrete	Zoning:	CR4
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Skylight(s)		

Inclusions: N/A

This one of a kind property is located 2 minutes outside city limits in Pine Valley Estates. The 3785 square foot octagon shaped home is constructed of concrete and sitting on 4 acres! The unique home features huge vaulted ceilings, large open concept single floor living, Large skylights allowing in tons of natural light, 5 bedrooms, 3.5 nicely renovated bathrooms, spacious kitchen and so much more. There's a heated breezeway between the home and the double car heated garage. Outside your wrap around driveway has RV parking and more parking than on family could use! Behind the house you will find a hidden cleared area that backs on to Bear creek crown land with endless trails for trail riding, ATV's or a good old hike. This tucked away oasis is perfect for horses, storage or building your dream shop! Don't miss out of this amazing property and come see it yourself just 2 minutes outside of town! Call today !