



**GRASSROOTS**  
REALTY GROUP

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**740073 Range 52 Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2150096**



**\$649,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	7.34 Acres		
<b>Lot Feat:</b>	Few Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	2-72-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Pool Table, Fridge in Garage, Fire Pit, Steel Outdoor Table

Charming 1134 Sq Ft Bungalow on 7.34 Acres Discover this beautifully maintained 1134 sq ft bungalow, perfectly set on 7.34 acres of serene countryside, just 25 minutes from town, 9 minutes from Sexsmith, and 7 minutes to Morningview Golf Course. This home boasts a spacious living room adorned with hardwood floors, providing an inviting space for family gatherings. Enjoy your morning coffee bathed in natural light in the south-facing living room, which offers the most beautiful landscape views. The kitchen is a culinary delight, featuring an abundance of elegant white/cream cabinets, a pantry, white appliances, and a stylish tile backsplash. The dining room, just off the kitchen and living room, provides a perfect space for family meals and entertaining. The bright and airy primary bedroom offers a luxurious ensuite and a spacious closet. Completing the main floor are a second bedroom and a secondary bathroom just off the hallway. The fully developed basement includes a cozy family room with a natural gas fireplace, a pool table, two additional bedrooms, a 3-piece bathroom, and ample storage space. Recent updates ensure modern comfort and convenience, including a partial wrap-around deck, two newer hot water tanks, a newly renovated basement, and recently replaced shingles (2-3 years old). Outdoor features enhance the appeal of this property with a delightful garden area, a fire pit, and a detached heated triple-car garage. Additionally, the 38 x 46-foot finished and heated shop with in-floor heating provides endless possibilities. Zoned CR-5, this property is ideal for any family looking for a perfect blend of comfort and functionality.