



**80, 600490 704 Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2162028**



**\$924,900**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | The Ranch                        |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                  |
| <b>Size:</b>     | 1,790 sq.ft.                     | <b>Age:</b>   | 2017 (7 yrs old) |
| <b>Beds:</b>     | 6                                | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached           |               |                  |
| <b>Lot Size:</b> | 2.62 Acres                       |               |                  |
| <b>Lot Feat:</b> | See Remarks                      |               |                  |

|                    |                        |                   |              |
|--------------------|------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile | <b>Sewer:</b>     | Septic Field |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full         | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Concrete               | <b>Zoning:</b>    | CR2          |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -            |
| <b>Features:</b>   | See Remarks            |                   |              |

**Inclusions:** fridge stove , microwave

Escape the hustle and bustle of city living and enjoy the peace and tranquility of this stunning 6 bedroom bungalow with a massive triple car garage in The Ranch, just minutes from Grande Prairie. This executive home is a dream come true, with all the amenities you could want and more. As you step inside, you'll be greeted by a breathtaking view of the living area and kitchen, complete with upgraded cabinets, quartz countertops, and luxurious fixtures. The main floor features gorgeous engineered hardwood flooring throughout, a cozy gas fireplace in the sitting area, and a lovely main floor laundry. The magnificent master bedroom is a true retreat, with dreamy closets and built-in shelving, and an elegant ensuite. The fully developed basement is perfect for entertaining or for those cozy family nights in, boasting 3 more bedrooms, a spacious rec room, and a state-of-the-art theatre room. The family room with its fireplace feature adds a warm and inviting touch to the space. With 2.62 acres of sprawling land, this property is perfect for those who love the outdoors. Whether you want to relax on the covered 14x22 deck and soak in the serene surroundings or play and explore in the ample space, this home has it all. Don't miss out on this incredible opportunity to make this stunning home yours. Schedule your private viewing today and experience the beauty and tranquility of The Ranch.