



95041 Township Road 713  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2175034



**\$725,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,649 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Gravel Driveway, Heated Garage, Off Street, Triple Garage		
<b>Lot Size:</b>	11.71 Acres		
<b>Lot Feat:</b>	Lawn, Many Trees, Secluded, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	18-71-9-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, See Remarks		

**Inclusions:** n/a

Serenity and peacefulness of acreage living is available. Not to worry, the amenities of city life are close by with Beaverlodge, Wembley and Grande Prairie being about 8, 20 and 30kms away so groceries and schools are near. Spy the creek and dugout, look for beavers and frogs, local wildlife within 11+ mostly treed acres that wrap around a 2019 build raised bungalow. As you approach along the winding driveway, a large front lawn draws your eyes to a big raised deck, stating this is a yard to enjoy. Plenty of room to park outside or pick a stall inside the heated triple garage. Welcoming tiled foyer entry leads to open, high peaked bright and inviting living room, kitchen, dining area. Enjoy that indoor spaciousness and eyeball outdoor vastness through essentially a wall of windows. Stainless appliances complement pleasant not-too-dark toned counters and cabinets with lighter touches of brown flooring. After a busy day, escape to the adjacent primary suite featuring stand alone tub, large step-in shower and deep walk-in closet. Two more bedrooms upstairs as well, plus a full bath and laundry room/boot room access to garage. More than enough room for everyone in this 1,600+ square foot home with a fully developed basement showcasing huge family area, three more bedrooms and another full bath plus storage room. And if demands dictate even more play space, back the vehicles out of the double-door 1,200+ square foot heated triple garage and let the floor hockey championship begin. Propane heat for winter warmth and drilled well for endless water.