



**13, 74025 TWP 704**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2185935**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modified Bi-Level		
<b>Size:</b>	1,991 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	5.58 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees, Private, Secluded, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	20-70-7-W6
<b>Exterior:</b>	Asphalt, Brick	<b>Zoning:</b>	CR2
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

This STUNNING 2019 HIGHMARK HOMES BUILD is situated on 5.58 PRIVATE ACRES, just 18 minutes from Grande Prairie. With 5 BEDROOMS, 3 FULL BATHROOMS, and a FULLY FINISHED BASEMENT, this property is perfect for families looking to enjoy both LUXURY and SERENITY. Step inside and be amazed by the ENGINEERED HARDWOOD FLOORS, TOP-OF-THE-LINE WINDOW COVERINGS, and a BUILT-IN BLUETOOTH SPEAKER SYSTEM. The home features 2 GAS FIREPLACES for cozy evenings, while AIR CONDITIONING keeps things cool in the summer. The CHEF’S KITCHEN boasts modern finishes, while the living and dining areas offer UNREAL VIEWS of the surrounding TREES AND SCENERY. Step out onto the COVERED BACK DECK, complete with COMPOSITE BOARDS and a GAS BBQ HOOKUP, where you can enjoy CROWN LAND right in your backyard. Practical features include HOT WATER ON DEMAND, city water plus a 350-GALLON CISTERN, RV PARKING WITH 220 AMP HOOKUP, and a TRIPLE-CAR GARAGE (custom-built to to size of a 4 car garage to fit all your toys & your larger trucks!). Explore nearby WALKING TRAILS or take advantage of the RIVER, just 1 KM AWAY. This property offers everything you need, from METICULOUS MAINTENANCE to UNBEATABLE VALUE AT THIS PRICE POINT. Homes like this don’t come along often. BOOK YOUR SHOWING TODAY and discover the perfect blend of LUXURY, PRIVACY, and CONVENIENCE. YOUR DREAM HOME AWAITS!