



711079 Range Road 64
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2187797



\$655,000

Division:	Flyingshot Lake		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,032 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	2.99 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, Front Yard, Lawn, Landscap		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-71-6-W6
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Pool with supplies and all sheds

This stunning 2.99-acre property boasts breathtaking lake views year-round and is the perfect place to call home. Conveniently located just minutes from Grande Prairie, it offers paved road access and a private, tree-filled lot featuring a 35 x 40 heated shop. and another detached garage. The home provides a total of 1,965 sqft of finished living space. The upper level showcases an open-concept living area, a master bedroom with a spacious walk-in closet and ensuite, and an additional bedroom. The basement offers a generously sized family room, a bedroom, an office, and another bathroom. The property has been extensively updated, featuring newer flooring, fresh paint, updated appliances, new shingles, windows, a deck, furnace, hot water tank, landscaping, and more. Step from the dining room onto a large back deck, perfect for relaxing or entertaining. Enjoy a newly added firepit area with a covered section, allowing you to enjoy a cozy fire even on rainy days. A new greenhouse and spacious garden/storage shed provides ample room for lawn equipment, quads, or other belongings. Don't miss this incredible opportunity to own a home with everything you could ask for!