



**GRASSROOTS**  
REALTY GROUP

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**703010 63 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2191934**



**\$1,299,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,561 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Heated Garage, Insulated, Parking Pad, Quad or More Detached, See Remarks		
<b>Lot Size:</b>	29.65 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Garden		

<b>Heating:</b>	In Floor, Forced Air, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	21-70-6-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, Natural Woodwork, Recessed Lighting, Sauna, Storage, Tile Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

**SELLER FINANCING POSSIBLE!!!** Contact your Realtor to discuss potential possibilities ! Potential Business Opportunities with this size of land !!! Stunning Executive property with 29.65 acres backing onto Crown Land!!! Set up for horses and the possibilities of running a Business here are endless. Located a short distance to Grovedale's proposed AI site. A short walk to the Wapiti River. Fantastic family home with extensive renovations over the past few years. Some of the fantastic upgrades include spacious gourmet kitchen with a large central island with plenty of seating to entertain your guests and stainless steel appliances including a chef approved gas stove and wall mounted ovens. The large walk in pantry features an abundance of shelving. The massive great room is perfect for entertaining or those cozy family movie nights. There is a spacious master suite retreat featuring double custom raised sinks and a spa like soaker tub and a rejuvenating sauna for those cold winter nights. There is a tiled walk in shower with commercial steam area and a ceiling waterfall rain head with lighting. The custom mantel features built in doggie beds for your precious fur babies. There is also a junior master suite with doors leading to a massive composite deck. You will find a beautiful walk thru ensuite with tons of storage and a walk in closet. Downstairs features a walk out basement with the most amazing custom wood carved wet bar fit for a custom multi million dollar mansion. Very unique and one of a kind. Two additional bedrooms and another custom spa like shower with the coolest one of a kind custom sink. There are multiple entry access points to the exterior yard from the basement. Basement features a grand secondary bonus room suitable for kids play area or a great gym area. Upper and lower laundry areas are features in this lovely home and an oversized hot water heater,

in-floor heat and a back up generator switch system. Peace and Tranquility in every corner ! Yet it is a short 10 minute drive to GP City center. Dense forest surrounds this private oasis. This custom home boasts over 5000 square feet of living space. There are two huge composite decks to enjoy your little oasis and enjoy the glory of Northern Alberta sunsets. outbuildings include chicken coup, turkey coup, tack shed, cabin with wood stove and firepit and an amazing over sized greenhouse to grow organic veggies. This property is fenced and cross fenced for horses. There is a huge triple detached shop with in floor heat and features a loft / office area upstairs perfect for the man cave. Do not pass this opportunity to own your piece of Heaven on Earth. Call your favorite Realtor for a private viewing today!