



84 714053 Range Road 73 County of Grande Prairie Range 14LS # A2202148
Rural Grande Prairie No. 1, County of, Alberta



\$540,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Lakeview Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,650 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 6 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 3.82 Acres | | |
| Lot Feat: | Many Trees, Pie Shaped Lot | | |

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|--------------------|--------------------------|-------------------|---------------------------|
| Heating: | Fireplace(s), Forced Air | Water: | Well |
| Floors: | Carpet, Wood | Sewer: | Mound Septic, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | Cr-4 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: n/a

Take a short drive west of Grande Prairie and you'll find this acreage waiting for its new owner. There are some very unique things about this home. There are 5 bedrooms up with a 6th bedroom on the main floor. Above the garage is a wonderful waterproof deck that allows you to see the amazing views. The main floor features a wood burning fireplace and there is a second in the basement. There is a mini basketball or sports room in the basement. The options are endless for what you would use this room for. The outside of the acreage features a large pond area. Check out this acreage and let your imagination run wild.