



**GRASSROOTS**  
REALTY GROUP

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**6 -720082 RGE RD 82**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2202511**



**\$650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,841 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Gravel Driveway, RV Access/P		
<b>Lot Size:</b>	5.25 Acres		
<b>Lot Feat:</b>	Gentle Sloping, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	10-72-8-W6
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CR5
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** lawnmower

Enjoy stunning views of Saskatoon Lake from this well-maintained five-bedroom, three-bathroom bungalow on 5.25 acres, just 21 minutes west of Costco just a few miles north of Wembley. This move-in-ready acreage includes a 27' x 27' heated garage and a zero-turn mower. The gently sloped property is zoned CR5 and features a large garden, and several acres fenced with chain-link, making it perfect for hobby farming or pets. Built just 10 years ago, this custom 1,800+ sq. ft. home offers an open-concept design, ideal for entertaining or raising a family. Inside, the main floor features durable laminate flooring throughout, with tile in the bathrooms. The spacious kitchen includes a large island, walk-in pantry, and plenty of counter space, flowing into a bright dining and living area. The primary suite boasts a five-piece ensuite and a 12' walk-in closet, while two additional bedrooms and a full bathroom complete the main level. Downstairs, the fully finished basement offers a massive 40' x 25' rec room, two additional bedrooms, a full bathroom, and a fully equipped laundry room with storage and a sink. Additional features include central air conditioning, Hardy plank siding for durability, an insulated concrete form (ICF) foundation for energy efficiency, expansive front and back decks for outdoor enjoyment, and stick-built construction rather than a modular home. If you're looking for a turnkey acreage with no renovations needed, this property is ready for you. View the 3D tour and floor plan in the photos, or click on the brochure link for a full property brochure!