



**80, 714053 Range Road 73**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2202995**



**\$725,000**

<b>Division:</b>	Lakeview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,658 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, Heated Garage, RV Access/Park		
<b>Lot Size:</b>	4.05 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Parquet	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	27-71-7-W6
<b>Exterior:</b>	Cedar, Wood Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Central Vacuum, High Ceilings, Pantry, Sump Pump(s), Suspended Ceiling, Walk-In Closet(s)		

**Inclusions:** Fridge in car garage, 4-square loaf tanks, water system chlorine pump, dugout electric and gas pumps, dugout garden hoses, hose and reels attached to house, picnic table in backyard, all built-in shelves and cupboards in garage & shop, firepit, 3-10x14 sheds, dog house & kennel.

Welcome to your dream acreage, a stunning 4.05-acre (CR-4 Zoned) retreat nestled in the peaceful Lakeview Estates subdivision, just a quick drive (all pave) west of Grande Prairie. This WELL-MAINTAINED 2-storey home featuring a 24x28 DBL DETACHED GARAGE w/infrared heat + 28x26 SHOP w/in-floor heat, offers 2,658 sq ft of thoughtfully designed living space, including 4 bedrooms and 2.5 baths. Step inside to an inviting main level with a living room that's sure to impress with its soaring ceilings, tall windows, beautiful wood feature walls and a charming wood-burning fireplace that adds a touch of rustic warmth. The bright and welcoming kitchen boasts crisp white cabinetry and large island with bar seating for 5, that's perfect for casual family meals. Or enjoy family gatherings in the spacious formal dining area, complete with a cozy window nook and sliding doors that open to the rear ground-level deck - ideal for summer BBQs. A separate family room with gas fireplace offers additional space to unwind, and a convenient half bath, mudroom, and a laundry room with a sink round out the main floor. Upstairs, the primary suite is a peaceful retreat, complete with a 3-piece ensuite, walk-in closet, and access to a bright loft area overlooking the living space below. Three additional bedrooms and 4 pc main bath provide ample space for family or guests. A large office/bonus room also on the upper level provides the perfect space for a home office, hobby room, or play area. Partial basement includes a mechanical room with not one, but two furnaces ensuring year-round comfort. T-Bar Ceiling on main floor for easy access to utilities plus fast FIBRE OPTIC INTERNET. NOTABLE UPGRADES make this home truly move-in ready! (SEE SUPPLEMENTS FOR DETAILS!) For those who love outdoor living, this property truly shines! The beautifully

landscaped yard features mature trees, shrubs, fruit trees, vibrant flower beds, garden, firepit area and dugout with pump system for irrigation. The ideal setting to create cherished family memories for years to come. Be sure to check out the stunning **SUMMER PHOTOS** and more on the **MULTIMEDIA LINK** to fully appreciate everything this incredible property has to offer!