



**83, 64009 Township Road 704  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2205718**



**\$780,000**

<b>Division:</b>	The Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,615 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.11 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Dog Run Fenced In, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	20-70-6-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Stunning Bungalow! Wonderful Location! This beautiful home, located on 3.11 acres is an absolute must see! You will experience the fine tuned balance of modern comfort and peaceful country living in the desired community of The Ranch subdivision. Inside, you'll find a bright and inviting space with contemporary finishes, abundant natural light, and a cozy gas fireplace in the family room. The stylish kitchen features elegant white cabinetry, a spacious island with seating, a corner pantry, and sleek modern colors throughout. The primary suite is a true retreat, complete with a generous walk-in closet and a spa-like 5-piece ensuite featuring a jetted tub, a separate tiled shower, and a double vanity. The main floor also includes a second bedroom, a 4-piece bathroom, a laundry room, and a convenient half bath located near the attached double garage. This home has been extensively updated with a brand-new furnace, central air conditioning, a garage heater, all-new carpet throughout, fresh paint, and a new washer and dryer. The nearly finished basement (only the ceiling remains to be completed) expands the living space with three additional bedrooms, a large family room, a 3-piece bathroom, and a versatile flex room—ideal for a home office or extra storage. Outside, the expansive yard offers a firepit area, and plenty of space for kids to play. The property also features a 4-part septic system. Outdoor enthusiasts will love the location—just minutes from the Nordic trail system, Nitehawk ski hill, and the Wapiti River. If you're looking to escape the hustle and bustle of the city while enjoying modern upgrades and outdoor adventure, this property is a must-see! Book your showing today!