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44, 704029 64 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2115043



\$684,900

Division:	Deer Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,585 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Gara		
Lot Size:	4.31 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Many Trees, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	CR2
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage		

Inclusions: Garage Heater

Immaculate 4 Bed 3 Bath Big 1585sq-ft Bungalow Acreage , ONLY 10 MINUTES FROM GRANDE PRAIRIE! Situated on 4.31 acres privately treed, with nice long private driveway. As you pull up to your new home you will appreciate the surrounding trees and private + peaceful oasis it boasts. Entering your new acreage you will adore the good sized entry way, the stretches into the popular open concept kitchen, dining, and living room. No lack of windows boasted on main level, plus south facing allowing natural light in all day long. Kitchen hosts ample cabinet + counter space, over the sink window, and must have kitchen island with bar stool seating. Dining area allows for a large table as you see great for all family & friend gatherings. Living room is welcoming, and complimented by Jatoba Cherry Hardwood throughout the whole main level. Remainder of main level is made up of spacious master bedroom with 4 piece en-suite including a soaker tub and walk in closet, two more bedrooms, full bathroom, and desired main floor laundry with small mudroom that leads into your heated double car garage that has 220 power, and hot + cold taps as well. Heading downstairs to your walk out basement that has a grand living room with big windows, theatre room with surround sound and built in speakers, bedroom, and bathroom that just needs finishing touches on future tiled shower. Utility room has no lack of space with shelving for storage, and hot water tank just replaced last year. Making our way outside you will find a coverall shed that can stay if you wish, fire pit area just in time for summer gatherings, 25x50 garden area, good sized deck with natural gas BBQ line and concrete patio outside your walkout basement with out door speakers. No lack of yard space for RV parking, or building a future shop. Book your viewing today as you will be pleased with the overall condition of

this home in person!