



www.keyz.ca  
admin@keyz.ca

63062 Township Road 711A  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2121410



**\$1,169,900**

<b>Division:</b>	Flyingshot Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,129 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Driveway, Garage Door		
<b>Lot Size:</b>	7.62 Acres		
<b>Lot Feat:</b>	Back Yard, Lake, Front Yard, No Neighbours Behind, Landscaped, Private, Tr		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Walk-Out To Grade
<b>Exterior:</b>	Cedar
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)

<b>Water:</b>	Well
<b>Sewer:</b>	Septic System
<b>Condo Fee:</b>	-
<b>LLD:</b>	9-71-6-W6
<b>Zoning:</b>	CR-2
<b>Utilities:</b>	Fiber Optics

**Inclusions:** N/A

Nestled just three minutes from Grande Prairie city limits, this captivating bungalow offers an unparalleled retreat on Flyingshot Lake. Boasting 2,129 square feet of thoughtfully renovated space, it's a haven for both relaxation and adventure. With direct access to the water and expansive frontage, the property invites outdoor enthusiasts to indulge in a myriad of activities. From kayaking and skiing to leisurely walks and cross-country adventures, this property is like no other. Step inside to discover a home that seamlessly marries modern elegance with rustic charm. Custom cabinetry, large brick wood-burning fireplaces, and an open-concept design exude warmth and character throughout. The main floor boasts a walk-in butler pantry and a custom kitchen, perfect for culinary endeavors and entertaining guests. The ensuite bathroom is a sanctuary unto itself, featuring double sinks, a custom walk-in shower, and a luxurious soaker tub. The walkout basement offers additional living space, including a custom home gym, spacious cold room, and large family room. This home features three bedrooms and three bathrooms, allowing ample space for everyone. Outside, cedar siding and exposed aggregate create a rustic yet refined exterior, complemented by a large deck ideal for relaxation and outdoor gatherings. Recent upgrades include new shingles and a modern septic system enhancing the property's functionality and longevity. A detached garage, barn, and shed provide ample storage space for outdoor equipment and vehicles, completing the picture of convenience and practicality. This property is an idyllic retreat for those seeking a harmonious blend of modern comfort and natural beauty. Whether you're unwinding by the fireplace or you are observing the wildlife on your front lawn, comfort will surround you on this beautiful property. Added bonus is the home is

equipped for fiber optic so no worry about slow internet.