



**712003 Range Road 64  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2327567**

**\$614,900**



<b>Division:</b>	Flyingshot Lake		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	3.07 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lake, Landscaped, Many Trees, No Neighbours Behin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	18-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

Escape to your own private retreat on picturesque Flyingshot Lake! Ideally located just minutes from Grande Prairie, this exceptional property offers the perfect balance of peaceful country living and everyday convenience. Enjoy the best of both worlds with over 3 acres of beautifully treed land, all on pavement, while benefiting from lower County taxes. The mature, landscaped yard has been thoughtfully designed to create a true outdoor oasis, featuring a spacious two-tier patio deck that's perfect for entertaining, relaxing, or taking in the tranquil surroundings. Gather around the firepit with family and friends and enjoy the privacy that only a property like this can offer. Inside, the home features 3 bedrooms and 2 full bathrooms with a bright, functional layout. Large windows throughout the living room and kitchen/dining area fill the home with natural light, creating a warm and inviting atmosphere. The U-shaped kitchen offers an abundance of cabinetry and counter space, making meal preparation and storage a breeze while remaining open to the dining area for easy everyday living. Central A/C makes those hot summer days more bearable. Outside, you'll find plenty of room for vehicles, toys, and projects with the detached 24' x 24' heated garage, along with a 12' x 20' storage shed for additional space. Whether you're looking for room to grow, a peaceful setting, or simply a place to enjoy nature without sacrificing convenience, this property checks all the boxes. Newer deck, shingles & furnace are some of the updates. A rare opportunity to own a private acreage on sought-after Flyingshot Lake, just minutes from Grande Prairie's shopping, schools, restaurants, and amenities. Country living has never been so convenient!