



**5, 712028 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1003236



\$689,800

Division:	Autumn Wood Estates.		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,315 sq.ft.	Age:	2011 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	4.52 Acres		
Lot Feat:	No Neighbours Behind, Landscaped, Many Trees, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	14-71-5-W6
Exterior:	Stone, Vinyl Siding	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Hunter Douglas Blinds, Murphy Bed

Amazing private acreage minutes from GP. Stunning kitchen features hickory cabinets with solid wood panels, huge island with eating bar, tons of cupboard & counter space plus built in appliances. Large living room is surrounded with large windows so you can enjoy the beautiful view of your backyard. Massive master bedroom comes complete with walk in closet, in suite laundry, ensuite with 2 sided gas fireplace, air bubble bath, separate shower with rain shower head, dual sinks & door to patio. Home includes 2 more bedrooms (one has drain & dog door in the closet which is currently closed in), nice bathroom, great storage space including a closet with laundry hook ups. Oversized double garage is heated so your truck will always be warm. 4.5 acres is mostly treed for privacy but also boasts beautiful lawn, big & partially covered exposed aggregate patio & shed. Features include air conditioning, home water filtration system, RO system for drinking water & high ceilings