



**5 712028 Range Road 51
Grande Prairie, County of, Alberta**

MLS # GP211877



\$699,800

Division:	Autumn Wood Estates		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	2,315 sq.ft.	Age:	2011 (9 yrs old)
Beds:	3	Baths:	2
Possession:	Negotiable		
Garage:	Attached, Double, Heated		
Driveway:	Gravel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Taxes:	\$ 4,600
Basement:	None	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	Landscaped, Treed	Maintenance Fee:	-
Features:	Central Vacuum, Ensuite, Fireplace - Gas, Laundry-In-Suite, Laundry-Main Floor, Non-Smoking Home, Patio		

Inclusions: Built in oven, Water filtration system, Hunter Douglas Blinds, Ceiling Fans, Murphy Bed

REDUCED BY \$25,000! 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