



714046 Range Road 73
Grande Prairie, County of, Alberta

MLS # GP212050



\$599,800

Division:	Westridge Estates		
Type:	Acreage with Residence		
Style:	1.5 Storey		
Size:	2,678 sq.ft.	Age:	2002 (18 yrs old)
Beds:	6	Baths:	3
Possession:	Negotiable		
Garage:	-		
Driveway:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Taxes:	\$ 4,509
Basement:	Full	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	Landscaped, Treed	Maintenance Fee:	-

Features: Central Vacuum, Countertop(s)-Other, Deck, Ensuite, Fireplace - Woodburning, Jet Tub, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home, Sump

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garbage Compactor, Central Vac & Attachments

Just 7 minutes from Costco, 3.96 acres with lots of trees, very private. Home is immaculate & move in ready. Main level offers bright spacious living room, huge kitchen has island with eating bar, lots of cabinet space, ceramic tile counters & nice dining area. Main floor laundry room with sink is added bonus. Master bedroom has walk in closet plus jacuzzi tub in ensuite. 2 more bedrooms & bathroom complete this level. Upstairs you will find 3 bedrooms & a full bathroom. Walkout basement offers huge family room, sitting room with wood fireplace, massive workroom with epoxy floors & large storage room with shelves. Space for wood storage in entry. Home has covered front veranda, rear deck is partially covered and has 2 awnings, one to cover the deck and 1 as a windbreak. Other features include amazing stone walkway to basement, 200 amp electrical system, sewer treatment plant, gorgeous Fieldstone exterior, 500 sq ft of Ash & Cherry hardwood, ski trail & quad trail, plus much more.