



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

**MLS # A1014628**

**\$674,900**



<b>Division:</b>	Autumn Wood Estates.		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,412 sq.ft.	<b>Age:</b>	2011 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Driveway, Double Garage Attached		
<b>Lot Size:</b>	4.52 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Private, Secluded		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	14-71-5-W6
<b>Exterior:</b>	Asphalt, Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Concrete	<b>Utilities:</b>	Electricity, Natural Gas Connected, Fiber Optics, Sate
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, OTR microwave, cooktop, wall oven, washer, dryer, central vac and attachments, Window coverings, Murphy bed unit, RO system, water filtration system, air conditioner, shed

This beautiful, custom built home sits on a secluded and private lot only a few minutes from Grande Prairie in Autumn Woods Estates. This spacious bungalow has so many positive features it truly is a "must-see". Spacious halls and high ceilings add to the openness of the layout. Every room is generous and well-appointed. The kitchen is gorgeous with solid-door hickory cabinets, a large island with eating bar, wall oven, walk-in pantry and plenty of counter space. The dining area can accommodate a large family table and is open to the living room. A 2-sided fireplace, vaulted ceilings and patio doors to the yard make the living area a comfortable and relaxing space. The master suite is a show stopper! The bedroom will easily fit all your furniture and the 5pc en-suite is sure to please - dual sinks, a large air bubble soaker tub, tiled walk-in shower and fireplace make it the perfect spa right at home! The closet is huge and contains the laundry suite for convenient access. Two large bedrooms and a second full bath complete the home. Tucked away in the last bedroom closet is a pet area with doggy door to the backyard and a floor drain for easy clean up. The garage is finished, heated and can easily fit two full sized pick ups. There's 3000sq ft of aggregate patio off the home, accessible from the master en-suite, living room and kitchen. From here you'll enjoy the privacy and shelter provided by the abundance of mature trees, and walking trails throughout the property are a great way to relax and get a little exercise! Book your viewing today to see how this beautiful property will work for you!