



**31 704029 Range Road 64 Other
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1026483



\$589,900

Division:	Deer Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,270 sq.ft.	Age:	1998 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	3.22 Acres		
Lot Feat:	Treed		

Heating:	Forced Air	Water:	Public
Floors:	Hardwood, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-70-6-W6
Exterior:	Wood Frame	Zoning:	CR-2
Foundation:	Concrete	Utilities:	Electricity, Natural Gas, Phone, Sewer, Water
Features:	No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, Hot tub, Sauna, 2 Greenhouses, 2 Sheds

Beautifully updated home on City water 10 minutes from the City. Located in Deer Ridge Estates with pavement to your driveway this home is nestled on a gorgeous 3.22 acre treed lot with a large pond that can be enjoyed from huge maintenance free deck with glass railing, hot tub and sauna. Functional main floor features hardwood and tile flooring, 3 bedrooms including the master with 3 piece ensuite and access to deck, bright kitchen with hard surface counters, main bathroom and a spacious living room featuring a stone accent wall and stone fireplace. Updates have been done to keep colours and finishing current. New vinyl plank flooring has been installed throughout basement. The basement includes a fourth bedroom, family room with wood stove, a small office or craft room, bathroom, laundry room and plenty of storage. Other notable features: raised garden beds, 2 greenhouses, 2 sheds and a large multipurpose work shop attached to garage with concrete floor, woodstove and large windows.