



712009 Range Road 54
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP215580



\$424,800

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|------------------|--|---------------|-------------------|
| Division: | Green Acres. | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bi-Level | | |
| Size: | 1,240 sq.ft. | Age: | 1994 (26 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Detached Garage, Double Garage, Garage | | |
| Lot Size: | 3.00 Acres | | |
| Lot Feat: | Landscaped, Private, Treed | | |

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|--------------------|----------------------------|-------------------|--------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Mound Septic |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Walk-Out | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | CR-5 |
| Foundation: | Poured Concrete | Utilities: | Electricity, Natural Gas |
| Features: | - | | |

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Blinds & Window Coverings, GDO & Remote, Shed

PRIVATE TREED ACREAGE JUST 2 MINUTES FROM CITY. Want County taxes, 3.01 acres, tons of trees for maximum privacy but still want to be close to the City? Then this home is for you. Super private lot in Green Acres is fully treed with a pond in the back, 2 sheds already in place for storage and is just on the outskirts of GP. Cozy living room has high ceilings, lots of natural light and gas fireplace to cuddle up in front of in the cold winter months. Kitchen features island, pantry, spacious dining area and door to the covered deck. Master bedroom comes complete with walk in closet plus 3 piece ensuite. Main level is finished with a 4th bedroom as well as a full bathroom. Walkout basement includes large family room, 2 more bedrooms, 1/2 bathroom, big storage area with built in shelves and utility/laundry room. Detached double garage is added storage and keeps your vehicle dry.