

**6, 714010 Range Road 73**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2226495**



**\$579,900**

<b>Division:</b>	Canon Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	3.29 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

**Inclusions:** Window Covering(s)

Break into the acreage living market at an affordable price , in a very desired county subdivision of Canon Lake Estates. This original owned raised bungalow home is situated on 3.29 acres, partially treed for privacy , only 12 minutes west of Grande Prairie. As you pull up to your new acreage, you will adore the large front covered porch with a view of the sunrise , sunset and mountains on a clear day. As you enter you will appreciate the tall vaulted ceilings boasted through the living room, dining and kitchen. Living room is a good size with large windows for natural light. Kitchen has ample cabinet + counter space, as well as open concept to the dining great for entertaining. Dining is spacious and allows for a table of any shape or size, with exterior door access for you to build future back deck. Remainder of the main floor consists of the master bedroom with walk in closet , and full en-suite, second bedroom, and popular main floor laundry with a half bath. Making our way to the massive basement that welcomes you with tall ceilings and large windows so you do not feel like your in a basement at all, hosts a large living room, two bedrooms, full bathroom, and utility/storage room. Lets head out to the outdoors which you will find a gigantic pole barn/lean-to , two storage sheds, plenty of space for future shop build of any shape or size, and nicely treed for privacy . Book your viewing today on this one owner custom build home today!