

**#1 711068 Range Road 93**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2240616**



**\$815,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	2,093 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Gravel Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	4.89 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	9-71-9-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Sink in Laundry, Bar Fridge in Basement, Floating Shelves, Play Structure, Firepit

Come check out this dream home quality acreage, zoned CR-5! This spacious bi-level sits on nearly 5 acres and offers stylish country living just a short commute from Wembley/Beaverlodge. The home features a large tiled entry with a nearby half bath, bright living room with 10' ceilings, oversized windows, tray ceiling, and a beautiful archway leading to the dining area and kitchen. The upgraded kitchen includes ceiling-height cabinetry with crown molding, quartz counters, tiled backsplash, stainless steel appliances (gas stove & built-in microwave drawer), a large island with breakfast bar, and a walk-up pantry. The generous dining room is perfect for entertaining! The primary bedroom offers a walk-in closet with built-ins and a 4-pc ensuite with jetted tub and updated vanity. Two more bedrooms and a 3-pc bath with double vanity complete the main level. The fully developed basement offers a large family room with tall ceilings, a wet bar with quartz counters, three additional bedrooms, a full bath, laundry with sink, storage room, and ample storage throughout. This home is loaded with luxury features such as the central vac with toe-kick, luxury vinyl plank in basement with in-floor heat, a reverse osmosis system, and an ICF foundation. Enjoy the views from the west-facing covered deck, accessible from both the dining room and primary bedroom. The 42x28' heated garage fits a long box truck and plenty of other oversized toys! The landscaped yard includes a firepit, play structure, under-deck storage, garden shed, and a newly poured concrete path leading from the garage to the firepit area. A peaceful, well-appointed acreage with room to gro-move-in ready and full of charm. Contact your favourite realtor today to see this place for yourself!