

#1, 715051 85 Range Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2266027



\$759,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,009 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	8.02 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, No Neighbours Behind, Secluded		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Stone, Vinyl Siding	Zoning:	COUNTRY RESIDENTIAL (CR-5)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Stone Counters, Sump Pump(s), Tankless Hot Water		

Inclusions: N/A

Gorgeous Bungalow.....Private Acreage...Exceptional Features.....Welcome To your new home! Situated just minutes off the pavement you will notice the convenience but also the privacy of this excellent property. Boasting OVER 8 ACRES this property is set up beautifully with PRIVACY BIRMS, TONS OF GREENSPACE, & A DUGOUT WITH BEACH AREA! Step into this home and you are greeted by a STUNNING OPEN CONCEPT KITCHEN & LIVING ROOM featuring MASSIVE ENTERTAINERS ISLAND, STAINLESS STEEL APPLIANCES FEATURING GAS STOVE, PANTRY, FORMAL DINING AREA leading to COVERED DECK, and a beautiful centerpiece to the living room a FLOOR TO CEILING STONE FEATURE W/ REAL WOOD FIREPLACE. The main floor has a ton to offer including an extra DEN/OFFICE PLACE, MAIN FLOOR LAUNDRY ROOM, 2 SIZABLE BEDROOMS, a 4 PIECE MAIN BATHROOM, along with a PRIMARY BEDROOM OASIS with a GINORMOUS LIVING AREA, WALK IN CLOSET, & A 4 PIECE ENSUTE FEATURING SOAKER TUB. The basement is FRAMED & DRYWALLED ready for your future development and also offers appliance electrical and plumbing features and entrance to garage to set up for a potential future SUITE! Did I mention this home has a MASSIVE TRIPLE HEATED GARAGE w/ OVERSIZED 3RD DOOR and just outside there is a potential area for a future shop. Ready for acreage living? WELCOME HOME!