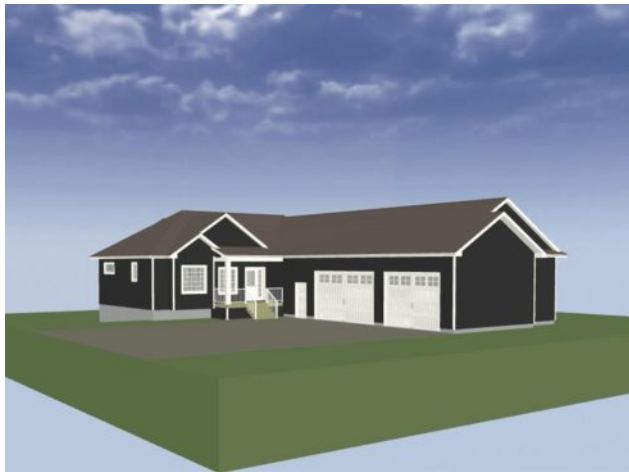


**8, 715034 Range Road 73**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2070676**



**\$839,900**

<b>Division:</b>	Lakeview Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,741 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.47 Acres		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	33-71-7-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Stone Counters, Tankless Hot Water, Vinyl Windows		

**Inclusions:** n/a

The Spruce. This stunning home is sure to WOW you as soon as you pull up. With a HUGE triple garage plumbed for heating and a stunning layout. This home can be built immediately and possession can be within 4 months of condition removal. Plans can be tweaked and you can pick out most if not ALL of your finishes. With a stunning kitchen, walk through pantry and boot room this home has it all. The master retreat is a nice size with a big ensuite. Including a sepeate tub, shower and double vanity! The 2 secondary bedrooms are a great size and have their own bathroom. There is a half bath on the main for your guest to not see the kids mess!! It truly has it all and it can be yours in just a short time! This is just like building but without all the hassle! Home will come with 10 year new home warrenty.