

**5, 715034 73 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2107482**



**\$999,900**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Lakeview Meadows                 |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                  |
| <b>Size:</b>     | 2,074 sq.ft.                     | <b>Age:</b>   | 2018 (6 yrs old) |
| <b>Beds:</b>     | 6                                | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Triple Garage Attached           |               |                  |
| <b>Lot Size:</b> | 2.98 Acres                       |               |                  |
| <b>Lot Feat:</b> | Private                          |               |                  |

|                    |                        |                   |              |
|--------------------|------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Carpet, Hardwood, Tile | <b>Sewer:</b>     | Mound Septic |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full         | <b>LLD:</b>       | 33-7-7-W6    |
| <b>Exterior:</b>   | Vinyl Siding           | <b>Zoning:</b>    | CR-2         |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -            |

**Features:** Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** n/a

Breathtaking Bungalow on 3 acres just west of Grande Prairie! Looking for open concept - look no further. This 2018 custom built beauty will leave you floored. Enter into the spacious open main floor with loads of natural light and high ceilings. Large living area with 2 sided fireplace set in the stone pillar will make you the envy of all your company. Large kitchen includes the kitchen island, stone counters, stainless steel appliances and huge walk in pantry. Dining area has tasteful light fixture and ties in beautifully with the rest of the open main floor. The stunning master bedroom will keep you cozy with it's built in fireplace and massive walk in closet with built in organization. Head into the 5-piece ensuite with his/hers sinks, jetted tub and walk in shower. 2 piece half bath and laundry room finish off the main floor. Just as open as the main floor, the fully finished basement features a massive living area, 4 nice sized bedrooms with large closets and a 4 piece bathroom. Not to be outdone by the home, the nearly 2000 square foot triple attached garage gives you all the room you need for your vehicles and toys. Rear south facing deck is perfect for upcoming bbq season. Make your dreams come true, book your showing today!