

**714080 RR 73**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2162711**



**\$999,900**

<b>Division:</b>	Westridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,776 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	4.94 Acres		
<b>Lot Feat:</b>	Private		

**Heating:** In Floor, Forced Air

**Water:** See Remarks, Well

**Floors:** Hardwood, Tile

**Sewer:** Other

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** CR-2 - COUNTRY RESIDENTIA

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** X2 SHEDS

Take a look at this stunning custom built 4-bedroom, 3-bathroom acreage on pavement with a total of 4.94 acres! This space offers the perfect blend of comfort and functionality, making it ideal for families or hobbyists alike. Key Features on the property include 4 spacious bedrooms, perfect for a growing family or hosting guests. 3 bathrooms, including a luxurious ensuite with a Jacuzzi tub—your personal oasis of relaxation. Main floor laundry is conveniently located, with an additional laundry area downstairs for extra versatility. Keep your vehicles secure and accessible with the attached 1430sqft 3 car garage that is perfectly set up for a woodworker with custom cabinets and built-in dust collection, extra office space as well as a pantry and mezzanine storage. The property also includes a detached 28X40 shop w 12ft OHD (swing crane, In-floor heat, radiant heat, full bathroom, mezzanine, wired for welding + more including air lines, and a built-in hoist) with ample space for all your projects, whether you're into woodworking, auto repair, or crafting. In addition to the shop there are several other outbuildings including a 27'x42' Arch Rib Coverall with 14ft OHD, 2 garden sheds, lean-tos' for storage and organization and a greenhouse! Enjoy plenty of space for outdoor activities, gardening, or simply soaking in the peaceful surroundings of your acreage in Westridge Estates - just minutes outside of Grande Prairie. This property offers the best of both worlds—a peaceful rural setting with all the modern conveniences you're looking for. Whether you're looking for room to expand, work on hobbies, or simply relax, this acreage has it all! Notable features - 25gpm well, reverse osmosis system, 4 stage septic treatment system to an at-grade discharge, treed parameter, custom metal railing low maintenance deck, unlimited paving stone and retaining wall

landscaping, basement has in floor heating and a wood fireplace. Internet and phone are fibre optic with GPN! Enjoy the beauty of this property with its expansive windows at the front and back, providing stunning views of both sunrises and sunsets. This is truly a move in and enjoy acreage with no cost spared!