

714062 51 Range
Rural Grande Prairie No. 1, County of, Alberta**MLS # A2344587****\$799,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,388 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	9.88 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating: Forced Air, Natural Gas**Floors:** Hardwood, Laminate, Tile**Roof:** Asphalt Shingle**Basement:** Full**Exterior:** Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows**Water:** Well**Sewer:** Mound Septic, Septic Tank**Condo Fee:** -**LLD:** 26-71-5-W6**Zoning:** CR 5**Utilities:** -**Inclusions:** Garage Heater, 20 x 14 Shed

Where do you find an absolutely gorgeous, turn key acreage on almost 10 acres, surrounded by trees, less than 10 minutes from Grande Prairie, with versatile CR5 zoning and NOT in a subdivision for under \$800,000? This exceptional 9.88 acre property is located just 9 minutes east of Grande Prairie on Range Road 51 and is positioned the perfect distance back from the road, creating a peaceful, private country setting while keeping you incredibly close to the city. Custom built and lovingly cared for by the original owners, this beautiful 1,388 sq. ft. bungalow has seen numerous improvements and updates over the years and is truly ready for its next family to move in and enjoy. Step inside to a bright, welcoming main floor featuring gorgeous oversized tile and hardwood flooring, an abundance of windows flooding the front living room with natural light, and a stunning gas fireplace surrounded by gleaming white stone and finished with a mantle. The completely remodelled kitchen was thoughtfully designed to maximize every inch of space, offering an impressive amount of cabinetry, counter space and drawers for storage, along with a corner pantry, gas cooktop, built-in wall ovens and a HUMONGOUS island that is perfect for cooking, entertaining and gathering with family and friends. The functional main floor offers 2 bedrooms and 2 full bathrooms, both featuring tubs and large vanities, convenient main-floor laundry, and a spacious primary bedroom complete with a large walk-in closet. Downstairs adds another 2 bedrooms and a third full bathroom with a tub and generous vanity, including one exceptionally oversized bedroom that offers incredible versatility and could easily become a home gym, games room, hobby area or whatever your lifestyle needs. Outside is where acreage living really comes to life! Nearly 10 acres gives you the freedom and space to finally do the

things you've always wanted, whether that means animals, gardening, recreational toys, additional outbuildings, hobbies or exploring the possibilities of a home-based business. A good portion of the land is currently open farmland, providing excellent potential for future animals or vegetation, while mature trees create a beautiful natural backdrop and added privacy. The flexible CR5 zoning opens the door to a wide variety of potential uses and opportunities. You'll also appreciate the heated garage, natural gas, private well, septic system and mound, plus a fantastic covered rear deck that allows you to enjoy the outdoors while staying sheltered from the elements, an additional open deck and an almost perfect setup for a future hot tub. Nearly 10 acres, a beautiful custom built home, original owners, mature trees, CR-5 zoning, incredible privacy, less than 10 minutes from Grande Prairie and NOT in a subdivision. This is the kind of acreage package that is becoming harder and harder to find!