

712066 RANGE ROAD 53
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1101103



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, 2 Storey		
Size:	4,140 sq.ft.	Age:	1992 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Ov		
Lot Size:	16.51 Acres		
Lot Feat:	Lawn, No Neighbours Behind, Landscaped, Many Trees, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Pump, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	16-71-5-W6
Exterior:	Concrete, Wood Frame	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Chandelier, French Door, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: -

Need space to live the life you've always wanted? Don't just survive-thrive! You will find it all here: 16.5 acres of quiet, serene, country living, just minutes east of the City of Grande Prairie. Over 4,100 square feet of living space on two levels includes two living rooms, amazing games/flex room, 4 bedrooms and 4 bathrooms. Have projects or vehicles and toys you want kept pristine? The double, attached garage is finished, heated and a whopping 1,000+ square feet. Inside, there is the huge foyer to welcome guests and "wow" them, right off the bat. Office just off entry is excellent for home based business use or for kids needing to school at home. The open concept kitchen has lovely new countertops, cooking island, pantry plus massive dining room for the largest of tables and leads to the sunken living room with gas fireplace & french doors that access the enormous deck. Double doors could close off kitchen noise to the more formal front sitting room with exquisite hardwood floors & enchanting space for formal dining or for more intimate gatherings. Area would also make for a wonderful library and reading nook. Main floor full bathroom plus laundry room are just inside coming in from the garage. Down the hall, there is a convenient half bathroom just off of living room. Beautiful, grand staircase leads to the upstairs with stunning overlook of front entry. Primary bedroom has huge walk-in closet and oversized ensuite with double sinks & lovely soaker tub. Also upstairs are 3 more generous sized bedrooms, main full bathroom also with double sinks and second large laundry room/storage room. Access from either up or downstairs, the "fun" room above the garage is massive with space enough for pool table, exercise equipment plus lots of furniture. There is even more space waiting for you to enjoy & utilize- the basement is partially developed with

framing, drywall and roughed in plumbing for another bathroom. Outside, there is so much to enjoy with the yard framed by many mature, tall trees, ample lawn for bocce, croquet and space to run free, deck with built in seating for a whole crowd and path & paved patio area with firepit for everyone to enjoy on our awesome summer evenings. Coffee will taste that much better as you watch the sunrise on your charming front veranda. Zoned CR-2 by the County of Grande Prairie. Bonus: County is in the process of upgrading and paving Range Road 53. Don't miss the 3D Tour! Call today to book your private tour and see for yourself what "home" could be!