

**94009 Township Road 710 Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1112933



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, 1 and Half Storey		
Size:	2,648 sq.ft.	Age:	1989 (32 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Gravel Driveway, Single Garage		
Lot Size:	2.97 Acres		
Lot Feat:	Garden, No Neighbours Behind, Landscaped, Many Trees		

Heating: Fireplace(s), Forced Air, Natural Gas, Wood

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Partial

LLD: 32-70-9-W6

Exterior: Vinyl Siding

Zoning: CR-5

Foundation: Wood

Utilities: -

Features: No Smoking Home, See Remarks, Soaking Tub

Inclusions: -

PRIVACY....EXTREMELY WELL CARED FOR....SERENE ACREAGE LIVING...THIS ONE IS A MUST SEE! As you drive into this stunning property you are welcomed by a plethora of trees that add privacy and beauty to this home. As you walk up to the home notice the UPDATED SIDING and CUSTOM STAMPED CONCRETE to welcome you. Stepping into this home you are greeted by a large entry way, a formal dining space and a LARGE KITCHEN with EXTENSIVE CABINETRY AND COUNTER SPACE. As you head upstairs you will notice a STUNNING UPDATED BATHROOM with STONE & TILE THROUGHOUT INCLUDING A SOAKER TUB and A CUSTOM STONE & GLASS SHOWER FEATURE. The top floor also features a SPACIOUS MASTER BEDROOM with HIS & HERS CLOSETS along with an ADDITIONAL BEDROOM excellent for an OFFICE SPACE or FLEX ROOM. Completing this gorgeous country home are TWO LIVING ROOMS with CUSTOM BUILT IN SHELVING, 2 LARGE ADDITIONAL BEDROOMS and MAIN FLOOR LAUNDRY with HALF BATHROOM. As you head out to the garage you will notice a large 30' x 20' garage with EPOXY FLOORING and 220 Power Capability. As you continue to explore you will find an INCREDIBLE GAMES/PARTY ROOM with WOOD FIREPLACE, INFINITY LIGHTING and an INCREDIBLE AMOUNT OF SPACE. The exterior features a CUSTOM HOT TUB ROOM, TWO LARGE STORAGE SHEDS, A LARGE WOOD SHED/FLEX SHED, FISH POND with POWER ON SITE and an ADDITIONAL DRIVEWAY LEADING TO A POTENTIAL FUTURE SHOP SITE with POWER ALREADY TO THE SITE! Did we mention just minutes away from the Beaverlodge River and access to a ATV/Snowmobilers Paradise & Just 20 MINUTES TO GP! Book your custom viewing at this ONE OF A KIND

ACREAGE TODAY!