

29 711016 Range Road 53
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1119676



\$940,000

Division:	Bear Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,545 sq.ft.	Age:	1999 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Parking Pad		
Lot Size:	6.08 Acres		
Lot Feat:	No Neighbours Behind, Landscaped, Many Trees, Private		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	9-71-5-W6
Exterior:	Stucco	Zoning:	CR-4
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Central Vacuum, No Animal Home, Vaulted Ceiling(s)		

Inclusions: -

Located in Bear Ridge Estates boasting over 6 acres, this property backs onto Bear Creek and crown land. Very private and minutes from the city, this CR-4 property is able to be subdivided, and owner has landscaped and built with this in mind. The extensive landscaping and well maintained exterior, which includes NEW SHINGLES (May 2021), are just the first items that display the pride of ownership that is evident throughout the property and bungalow. Large windows shine abundant light into the home and show off the beautiful oak hard wood floors. The kitchen is bright and open to the dining and living area. French doors lead into the large master bedroom w/ full ensuite and walk-in closet. The laundry is conveniently located on the main level just off the powder room. Downstairs includes 2 large beds, full bath, cold storage & open living area with added kitchenette/bar for all your entertaining needs. In-floor heat through basement & garage to keep you warm all winter! The fully finished shop completes the package with room for all your projects & storage needs. Amazing home and property that must be seen to be fully appreciated!