

**710072 Range Road 55**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1230908**



**\$1,598,000**

<b>Division:</b>	Pinebrooke Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,626 sq.ft.	<b>Age:</b>	1999 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Driveway, Heated Garage, RV Access/Parking, RV Garage, Triple		
<b>Lot Size:</b>	3.99 Acres		
<b>Lot Feat:</b>	Greenbelt, Landscaped, Private, Rectangular Lot, Treed		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Natural Gas, Radiant	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone, Underground Utilities
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	EVO Grill, Napoleon BBQ, Built in Fridge Drawers (x2) - Covered Deck area Pool Table, Microwave in Basement Radiant Heaters in Shop		

Very private well treed acreage featuring a beautiful bungalow with oversized triple car heated garage & separate fully finished shop (35'x40') on 3.99 acres. Features: Completely modernized kitchen with extensive custom cabinetry, quartz counters, glass tiled backsplash, tiled flooring, updated 2 pc. guest bathroom, living room with high ceilings, large windows & a gas fireplace with grey marble tile & built in cabinetry. There is a total of 6 Bedrooms and 4 bathrooms. The Spacious master bedroom has walnut floors, a walk in closet & brand new bright & beautiful completely redone ensuite (new quartz counters, all new fixtures, free standing tub, separate shower, new vanity with double sinks, tons of storage). Main floor bedrooms 2 & 3 are a good size with windows seats & good size closets, the main 4 pc. bath has a new clean & bright modern fresh look & the main floor laundry room is huge and also offers tons of storage. The newly added oversized screened in Deck has a built in kitchen (EVO grill, Napoleon BBQ, Frigidaire built in fridge drink drawers); this enclosed deck area is absolutely beautiful for sitting and enjoying the outdoors without the bugs. Basement features: wide open recreation room with gas fireplace, guest bedroom, an additional gigantic bedroom with access to 3pc. bathroom (complete new shower), another bedroom (this makes 6 bedrooms total) or this room makes a fantastic office or gym with tons of closet storage. The private driveway into this home is completely paved. The landscaping is all perennials and maintenance free. Fabulous views from a wonderful look out area from a Ridge on the property. Truly one of a kind Acreage!