

**5, 712068 Range Road 74**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2223072**



**\$999,900**

<b>Division:</b>	Mountain View Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,828 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.60 Acres		
<b>Lot Feat:</b>	See Remarks		

**Heating:** In Floor, Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** Well

**Sewer:** Mound Septic

**Condo Fee:** -

**LLD:** 17-71-7-W6

**Zoning:** CR5

**Utilities:** -

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS SHEDS

Custom Built 2019 Bungalow Home on 3.60 Acres (CR5) in Mountview Estates with a walk out basement! This fully developed 5 bedroom 4 bathroom home with an attached triple 1430 sqft triple car garage will be sure to impress! The bright and open great room in this home is fabulous you really should see it! The main level features 3 bedrooms including a master suite fit for a king and queen! The basement is large with a walkout to grade, 2 additional bedrooms, bathroom, laundry room/craft room! Notable features - CR5 Zoning, in floor heat throughout basement, 3 decks, hot water on demand, heated garage (even a bathroom in the garage), large butler pantry truly too many features to list - Book your showing today!