

**90, 715010 Range Road 84**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2225253**



**\$735,000**

<b>Division:</b>	Hilltop Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,224 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
<b>Lot Size:</b>	2.91 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Ceramic Tile, Wood	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	32-71-8-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Pantry		

**Inclusions:** Greenhouse, Two small sheds, Wood shed, Treehouse, Most furniture lawnmower bbq cellphone booster all negotiable

Welcome to "Aspen Reach", 15 min from City Limits on a Quiet Dead End Road, 2.9 Acres, CR3\*\*\*Perfect for a family that loves the spend time outside\*\*\*Treed with Aspen and Spruce for Privacy\*\*\*View of the Rockies on RR84 heading towards Hwy 43\*\*\*New Home Warranty: Building Envelope 2027, Structural 2032\*\*\*Co-Operative Four Well Water Supply, one of the best in Alberta, Water Treatment Facility in Hilltop Estates, ran by the community, Reverse Osmosis inside the Home\*\*\*Brand new \$50,000 Septic System - Three Stage, At Grade\*\*\*RV Hookup on Garage as well as Septic Hookup in Ground\*\*\*Just Installed in May 2025: Cultured Stone Chimney and Wrap, Concrete Pad outside of Garage\*\*\*Piled Grade Beam Engineered Concrete Foundation - Commercial Grade\*\*\*10 inch walls R36 value, fibreglass blown insulation in attic R50 value\*\*\*Hot Water on Demand, High Efficiency Furnace\*\*\*NO Smoking or Carpet Home, Plywood Plank Flooring which is warmer and softer than most other types\*\*\*Three Decks - East, West, South facing\*\*\*Greenhouse, Fenced Garden, Two Sheds, Treehouse, Pond, Landscaped Firepit Area\*\*\*Fruit Trees/Bushes: Apple, Nanking Cherry, Cranberry, Three Types of Raspberries\*\*\*Most Furniture Negotiable along with Lawnmower, Cell Phone Booster, Blue Playhouse, Gas BBQ\*\*\*Jun 30 Update: Rock on the inside of Fireplace installed (see photo and video); Capping installed on all decks (see photo); Chimney to be completed in the next few days