

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

**MLS # A2235520**



**\$995,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,188 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.98 Acres		
<b>Lot Feat:</b>	Many Trees, See Remarks		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	29-71-6-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks

**Inclusions:** fridge, stove, dishwasher, washer, dryer, blinds, curtain rods,

This 2188 square foot Bungalow is located just west of GP. The home is situated on 2.98 acres with lots of parking and a 4 CAR GARAGE!! Plus there is a landscaped yard, front deck and covered back deck! The main level in the home has an office/bedroom off the entrance. There is a large entry way that leads you into the main living area. The living room has tall ceilings featuring wood beams, recessed ceiling and a fireplace feature wall. The kitchen has a large island, lots of cabinetry, high end appliances and a stunning oversized pantry!! The spacious dining room leads you to a covered back deck. The main level also has a laundry room, another bedroom full bathroom. The basement has 3 bedrooms, a large living area, media/TV room, full bathroom and this home has lots of storage. Take advantage of a new home with all the hard start up work done for you!!