

**12005 54 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2274152**



**\$829,900**

<b>Division:</b>	Flyingshot Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,995 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*High Mark Homes Job 400\* The Myron II, a modern and meticulously designed 3 bedroom, 2.5 bathroom modified bi-level home spanning 1995 square feet in Flyingshot Lake Estates (county taxes!). This stunning property features high-end finishes and a thoughtful floor plan that is sure to impress. The main floor boasts a primary suite and convenient laundry facilities, and an oversized hidden pantry. The kitchen and bathrooms are adorned with luxurious quartz countertops, adding a touch of elegance to the space. The home features impressive 9-14ft ceilings throughout with a vaulted ceiling (including timber beams) in the kitchen and dining room. This home includes oversize main floor windows along with a covered deck with stairs. Backyard backs onto paved walking trails with a park close nearby. This is a larger lot with 10' setbacks from the property line to home. The Myron II is thoughtfully designed to offer the option of a mother-in-law suite (including second entrance from garage), providing flexibility and versatility for multi-generational living arrangements. Basement can also be finished as a normal basement. This home also has a triple size garage measuring 36'x28'8" (along with RV parking beside the garage). \*Seller is a licensed Realtor in the province of Alberta