

**9, 714066 Range Road 74**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2210717**



**\$822,354**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Grandview                        |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                  |
| <b>Size:</b>     | 1,647 sq.ft.                     | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Triple Garage Attached           |               |                  |
| <b>Lot Size:</b> | 5.04 Acres                       |               |                  |
| <b>Lot Feat:</b> | Many Trees                       |               |                  |

|                    |                           |                   |               |
|--------------------|---------------------------|-------------------|---------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | Shared Well   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | Private Sewer |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -             |
| <b>Basement:</b>   | Full, Unfinished          | <b>LLD:</b>       | 29-71-7-W6    |
| <b>Exterior:</b>   | Mixed, Wood Frame         | <b>Zoning:</b>    | CR-2          |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -             |

**Features:** Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** \$5, 000 appliance allowance

Looking to get away from the hustle and bustle of City living to a place with some privacy and space? But.. don't want a long commute and dread the idea of driving gravel roads? Then you need to check out this beautiful new home by Destiny Homes and Developments in the Grandview Heights subdivision. Located just 10 minutes West of Grande Prairie with pavement right to the lot line this 1,657 sq.ft. bungalow home is situated on a gorgeous 5.03 acre rolling lot that features a mix of open grassed area and trees. The home has an open concept living area featuring an abundance of natural light through the numerous large windows, a great kitchen with a large island and an oversized pantry, as well as lots of room for a family sized table in the dining and great gatherings in the living room. There are 3 bedrooms on the main level with the primary suite featuring a walk-in closet and four-piece ensuite washroom. Rounding out the main level is a second full washroom and a mudroom off the garage entrance with closet, bench, and a laundry area. Downstairs the basement has good sized windows due to the sloping nature of the lot and has been framed to accommodate 2 bedrooms, a washroom, home theater area and a large rec room. The triple car attached garage has two overhead doors on the front for your everyday drivers and a side overhead door for your toys or tools. This home is tucked into the trees so you can sit on your rear deck and enjoy complete privacy from any neighboring property. This home is ready for immediate possession, so contact your favorite real estate professional today to have a look and start packing! \*\* Professional photos and 3D walkthrough coming April 16th\*\*